



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
1002 WEST 23rd STREET, SUITE 350
PANAMA CITY, FLORIDA 32405-3648

DEC 23 2008

Panama City Section

PUBLIC NOTICE

Permit Application No. SAJ-2007-4017(IP-GAH)

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403), as described below:

APPLICANT: Bane Family PPP, LLC
c/o Ms. Helen B. Roth and
Ms. Elizabeth B. Drew
3222 Yorktown Drive
Tallahassee, Florida 32312

WATERWAY & LOCATION: The project is located in wetlands, adjacent to East Bay and in the waters of East Bay. The project is located in Section 35, Township 04 South, Range 13 West, Bay County, Florida.

Directions to the site are as follows: From Panama City take Highway 98 west to Highway 22. Turn left onto Highway 22. Proceed east until the intersection of Highway 22 and County Road 2297. Turn right onto County Road 2297 and proceed south until you reach Hauser Road. Take a right on Hauser Road.

LATITUDE & LONGITUDE: Latitude 30° 05' 54" North
Longitude 85° 31' 03" West

PROJECT PURPOSE: The project consists of two components regulated by the U.S. Army Corps of Engineers (Corps): A residential subdivision and fishing piers.

Residential Subdivision:

Basic: Residential development.

Overall: To construct a residential subdivision in the Calloway/southwest Bay County, Florida area.

Fishing Piers:

Basic: Water access for fishing.

Overall: To construct fishing piers associated with a proposed residential subdivision.

PROPOSED WORK: The applicant proposes to directly impact 4.99 acres of wetlands and 3.38 acres of jurisdictional ditches by the discharge of fill material for the construction of a residential development. The proposed project includes four piers, each 4' wide, 5' above MHW over submerged aquatic vegetation, and 8' x 24' terminal platforms constructed of "Seagrate" material, with lengths over Section 10 and wetlands from nearest upland of 210', 328', 350' and 350'. The project also includes a network of boardwalks, for which a DA permit is not required.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

Avoidance: Avoidance was achieved in the initial selection of this site for the project development. By selecting this site, potential wetland impacts have been limited to 4.99 (+/-) acres of wetlands in an area of limited natural function. All undeveloped properties of adequate size with road frontage located between the Dupont Bridge east and southeast ward along the northern shoreline of East Bay to Davis Point were selected and reviewed. Of the available sites that were reviewed, the Piney Point site was determined to be the best site for the proposed development in terms of ability to minimize impacts due to the percentage and configuration of wetlands and did not have limitations on ownership.

Minimization: Wetland impacts total approximately 4.99 acres. The proposed wetland impacts have been limited to disturbed wetland areas that were impacted by past silvicultural practices. Piney Point's site plan reduces impacts from an original redesign with 9.84 acres of wetlands further to 4.99 acres. The site plans have been revised to reduce the density and move proposed lots and realign portions of the road to avoid sensitive wetland areas along the shoreline and minimize wetland impacts. The site plans were also designed to reduce secondary and cumulative impacts to adjacent wetlands and the bay by clustering the majority of the construction in the uplands, maintaining setbacks, designing stormwater facilities, and implementing erosion control practices during construction.

Reduced Density: The maximum allowable density for this property is 391 units. The site plans have been revised to reduce the density to 375 units to minimize the footprint within wetlands. Additionally, many of the waterfront lots were removed from the shoreline to avoid sensitive wetland areas along the shoreline and provide buffers to the shoreline wetlands and the bay.

Road redesign/realignment: The road along the western and southern shorelines has been removed to avoid sensitive wetland areas along the shoreline and minimize wetland impacts. The access roads have been aligned to use uplands to the maximum extent practicable, minimize wetland crossings, and follow existing dirt roads while allowing for access to the on-site uplands.

Clustering: The lots were clustered in the uplands to minimize wetland impacts.

Setbacks: Fifty foot setbacks from the shoreline and average 30 foot setbacks from wetlands have been implemented to prevent secondary and cumulative impacts to wetlands and the bay.

Stormwater: Stormwater treatment will capture and treat runoff from roofs, access roads, and other structures before it enters on-site wetlands and East Bay. The upland-cut lake will be used to provide stormwater detention. Stormwater will be treated in order to maintain State water quality standards found in 62-302, Florida Administrative Code (F.A.C.).

Erosion control: Geotextile sediment control barriers will be used during construction to prevent sediment runoff to nearby wetland areas.

COMPENSATORY MITIGATION: The applicant has offered the following information regarding a proposed compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

To compensate for the wetland impacts associated with construction of the Piney Point development, on-site compensatory mitigation is proposed. The on-site mitigation consists of 57.53 (+/-) acres of on-site enhancement and 1.27 (+/-) acres of on-site creation (for a total of 58.8 (+/-) acres to be placed in a perpetual conservation easement maintained by FDEP). This is an opportunity to generate a net positive for wetlands by permanently enhancing and preserving wetlands on site to provide for watershed protection. The conservation easements recorded in Bay County and maintained by FDEP will ensure that no future impacts to these wetland areas will occur.

EXISTING CONDITIONS: The project site is approximately 195 acres in size with approximately 62.52 acres consisting of wetlands under the jurisdiction of the U.S. Army Corps of Engineers. The site is currently undeveloped. The property to the north is undeveloped and the land to the east has been developed into a residential subdivision, which did not require a Department of the Army (DA) permit, since no regulated impacts were proposed for it (DA file# SAJ-1994-60187). A small bayou separates the project site from the property to the east. The western and southern borders of the project site are adjacent to East Bay. The onsite wetlands are connected to East Bay by

surface flow, adjacent wetland areas and bayous. Past silvicultural use of the site included timbering with natural regeneration of pines, and installation of harvest roads with side ditches. The roads and ditches have likely affected the hydrology of onsite wetlands. There are approximately 133 acres of uplands on the site, comprised mostly of mesic flatwoods with some areas of coastal scrub and beach dunes. The wetlands onsite are comprised of tidal marsh, wet pine flatwoods and areas transitional between the two.

ENDANGERED SPECIES: Based on the use of *The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida, October 2008*, version 1.0, dated October 23, 2008, the Corps has made a preliminary determination that this project "may affect, not likely to adversely affect" the West Indian manatee (*Trichechus manatus*) with the inclusion of conditions a, b, d, and e of the *Standard Manatee Conditions for In-Water Work* (July 2005). The U.S. Army Corps of Engineers has determined the proposal would have no effect on any other listed threatened or endangered species or designated critical habitat.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act of 1996. Our initial determination is that the proposed action would have a minor adverse impact on EFH or Federally managed fisheries within East Bay. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Mr. Don Hambrick at the letterhead address, by

electronic mail at gordon.a.hambrick@usace.army.mil, by fax at 850-872-0231, or by telephone at 850-763-0717, ext. 25.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with US Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

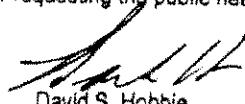
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible for inclusion therein, are located at the site of the proposed work. Presently, unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

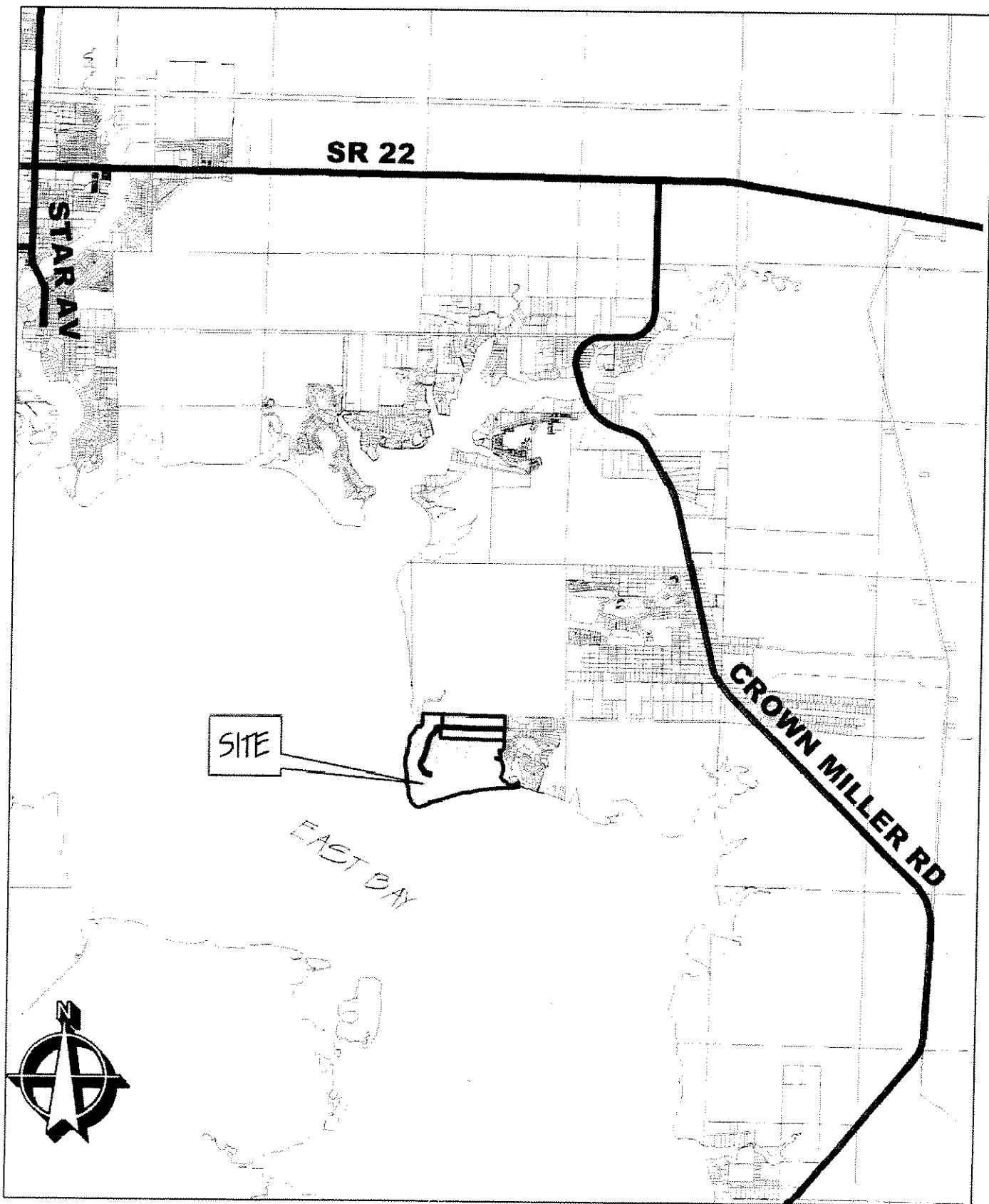
The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

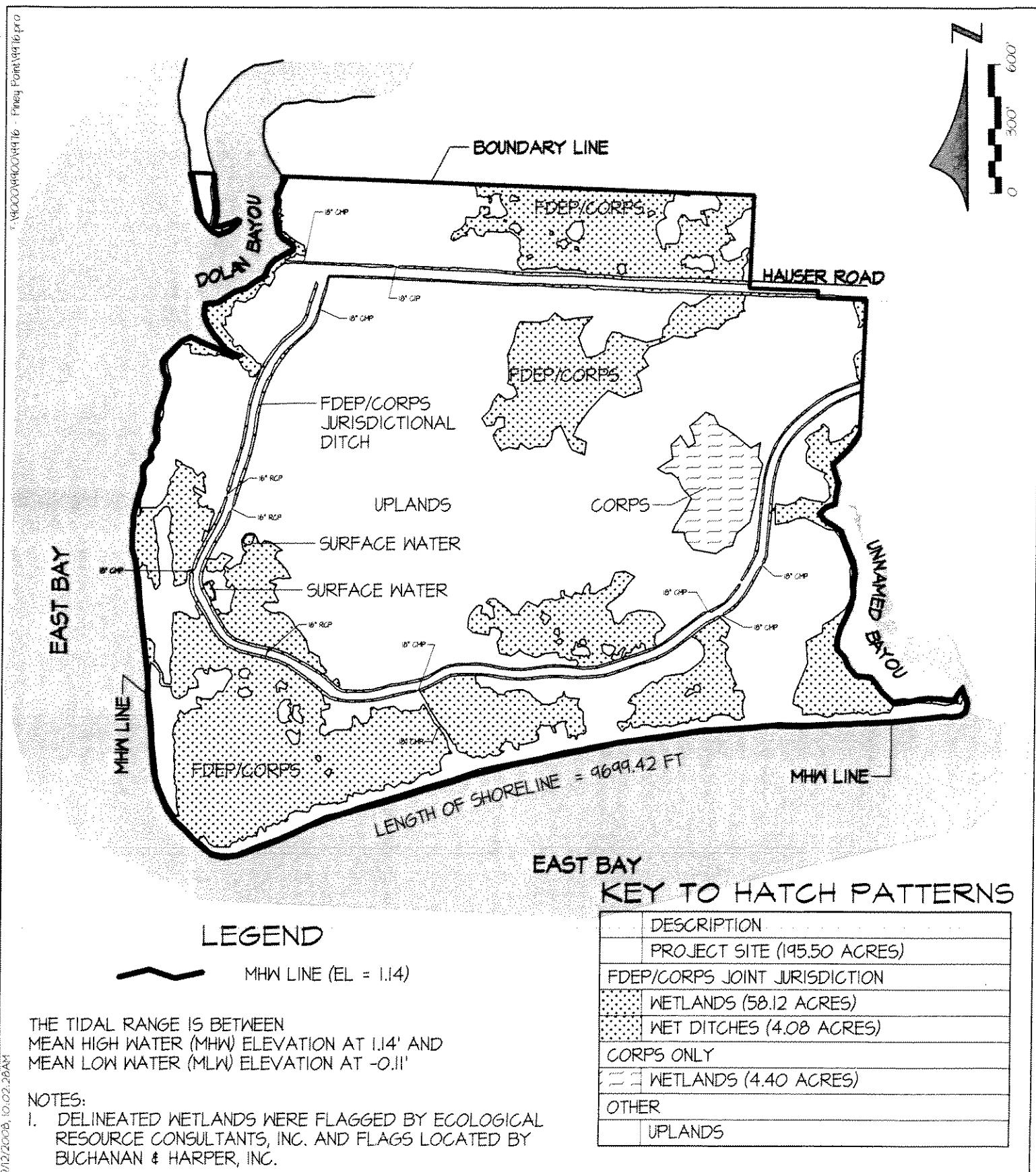
REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.



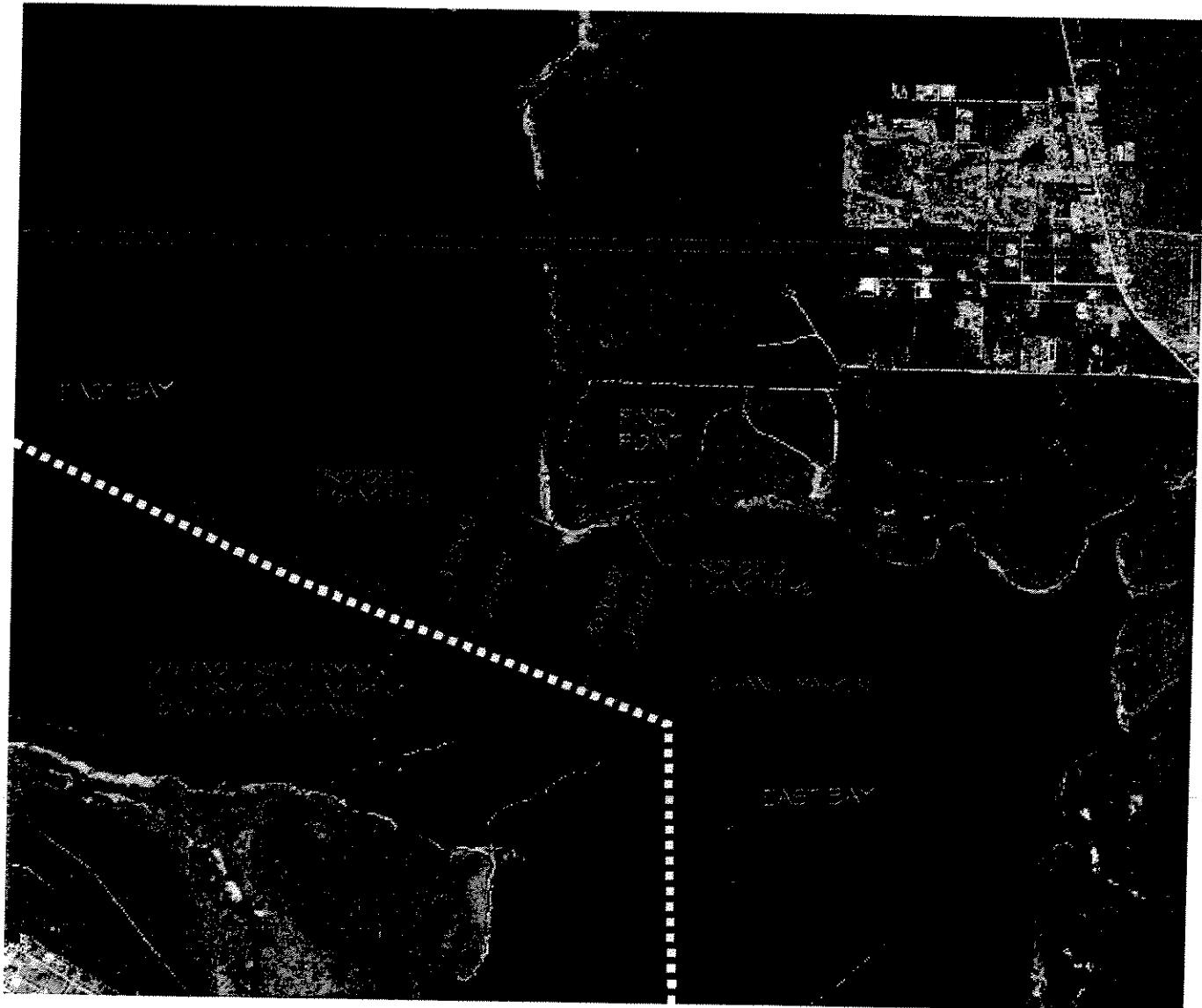
David S. Hobbie
Regulatory Division



VICINITY MAP PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	J. Morgan Hurst FL PE 60813 2008-12-12 SEAL	PURPOSE: RES. SUBMISSION	SAJ-2007-4017 (IP-GAH)
	DATUM: NGVD, 1929 IN: S35, T45, R13W HSCALE: NTS VSCALE: NTS	COUNTY: B/1 STATE: FL DATE: 12 EXHIBIT: 1	Sheet 1 of 24 December 18, 2008



EXISTING SITE PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	J. Morgan Hurst FL PE 60813 2008-12-12 SEAL	PURPOSE: RES. SUBDIVISION	SAJ-2007-4017 (IP-GAH)



**NAVIGATION CHANNEL DISTANCE
PINEY POINT**

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

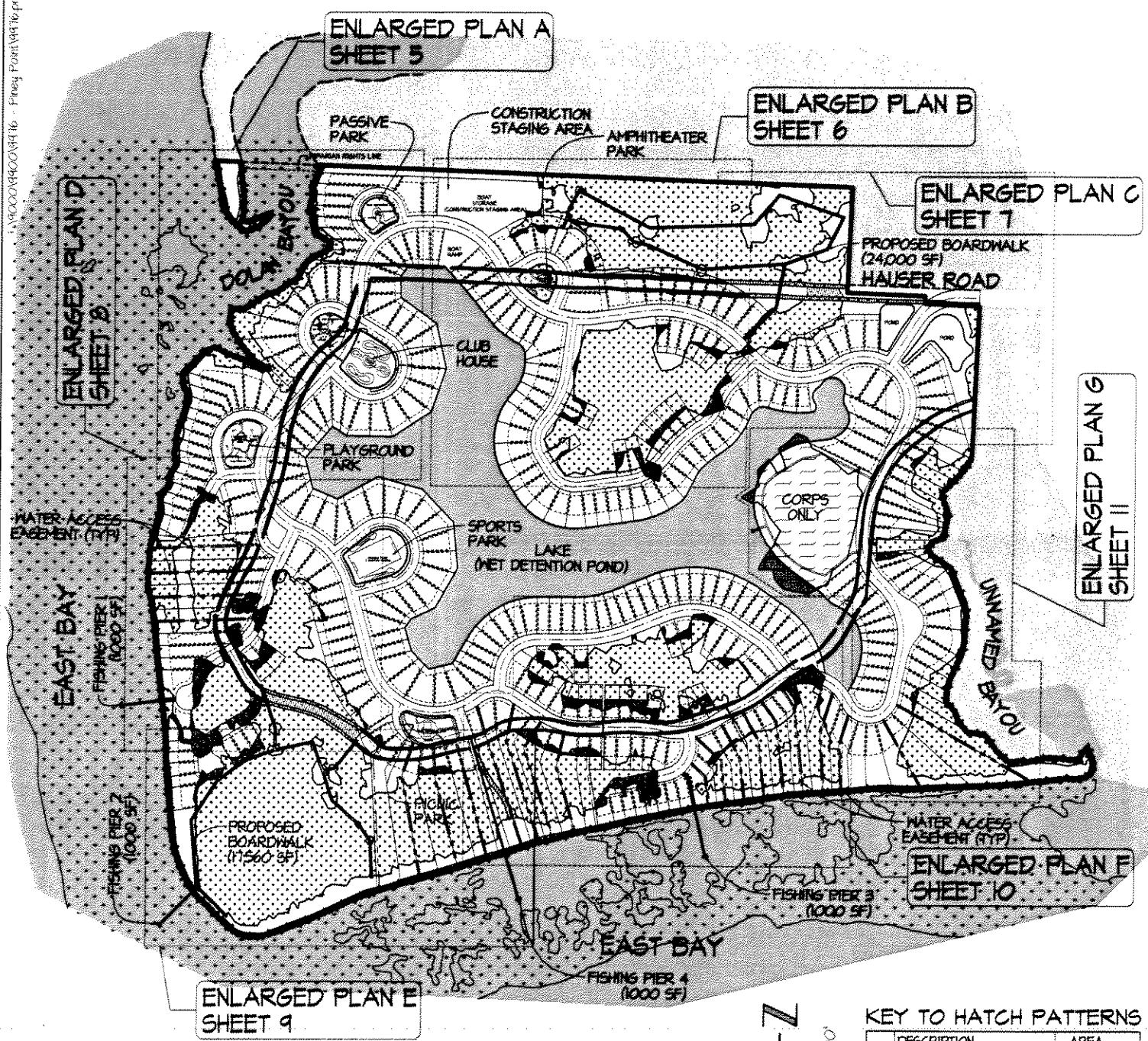
J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES. SUBMISSION

DATUM: NGVD, 1929 **COUNTY:** B
IN: S35, T45, R13W **STATE:** F
HSCALE: 1" = 3000' **DATE:** 12/12/2008
VSCALE: N/A **EXHIBIT:** 3

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 3 of 24
December 18, 2008



LEGEND

- MHW LINE (EL = 1.14)
- BUILDING SETBACK LINE (LIMITS OF BUILDABLE AREA)

THE TIDAL RANGE IS BETWEEN
MEAN HIGH WATER (MHW) ELEVATION AT 1.14' AND
MEAN LOW WATER (MLW) ELEVATION AT -0.11'

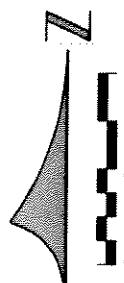
NOTE:
AMENITIES SHOWN HEREON ARE CONCEPTUAL IN NATURE.
CONSTRUCTED AMENITIES MAY VARY IN SCOPE AND TYPE.

(2/12/2008 10:12:34AM)

PRE-EMPTIVE AREA

DESCRIPTION	PRE-EMPTIVE AREA (SF)
FISHING PIER-1	1,000.0
FISHING PIER-2	1,000.0
FISHING PIER-3	1,000.0
FISHING PIER-4	1,000.0
TOTAL	4,000.0

TOTAL LENGTH OF AVAILABLE SHORELINE = 9,699.42 FT
10:1 ALLOWABLE PRE-EMPTIVE AREA = 96,994.20 SF



DESCRIPTION	AREA
PROJECT SITE	145.50 ACRES
FDEP/CORPS JOINT JURISDICTION	
WETLANDS	58.12 ACRES
PROPOSED IMPACT	4.50 ACRES
NET DITCHES	4.08 ACRES
DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.21 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
SUBMERGED AQUATIC VEGETATION	
MARSH GRASS	

MASTER PLAN PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

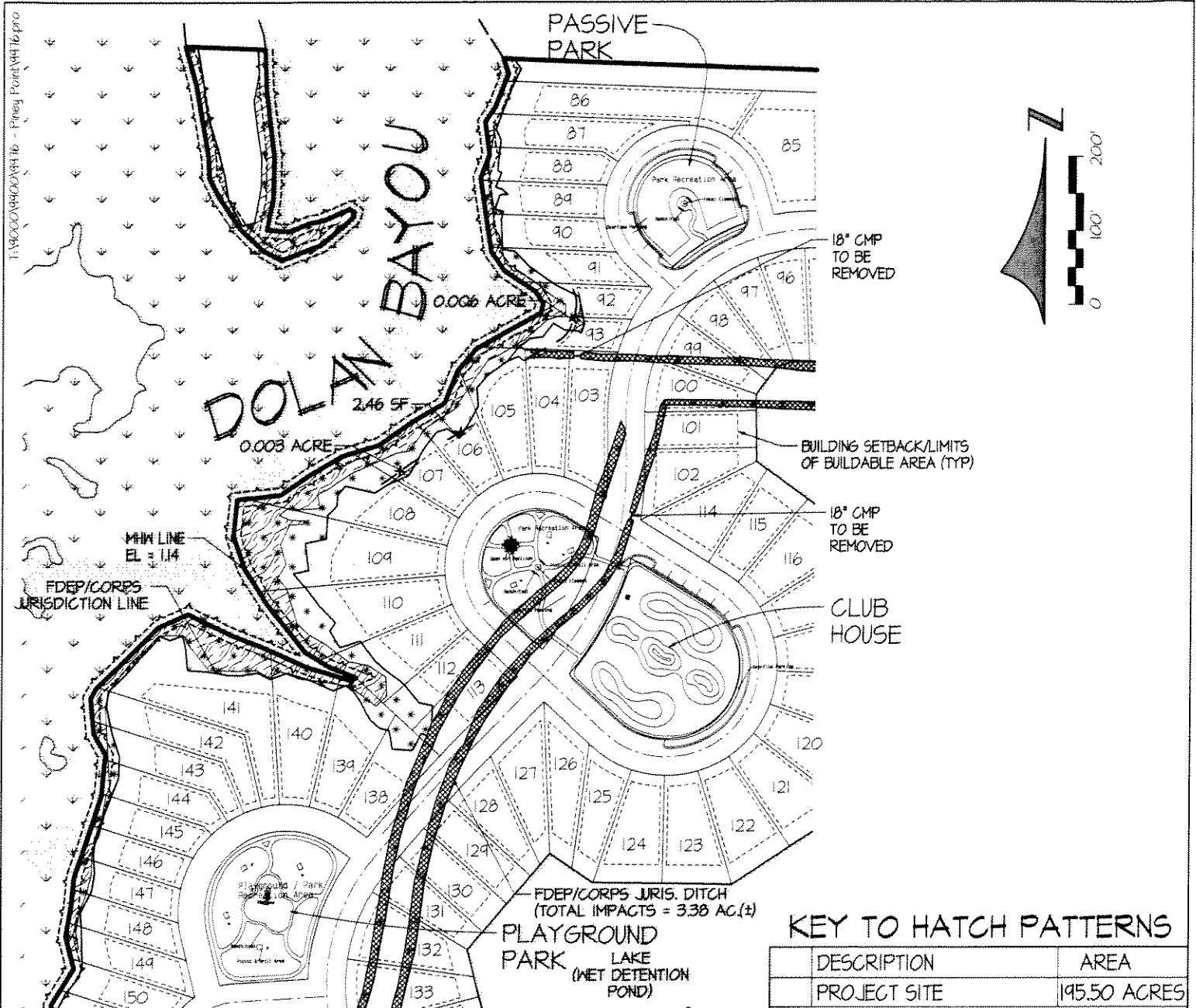
APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES. SUBMISSION

DATUM: NGVD, 1929
IN: S35, T46, R13W
HSCALE: 1" = 600'
VSCALE: N/A

COUNTY: STATE: DATE: 12/12/2008
EXHIBIT: 4

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 4 of 24
December 18, 2008

AGENCY USE



LEGEND



MHW LINE (EL = 1.14)



BUILDING SETBACK LINE
(LIMITS OF BUILDABLE AREA)



SEDIMENT CONTROL BARRIER

NOTE:

AMENITIES SHOWN HEREON ARE CONCEPTUAL IN NATURE.
CONSTRUCTED AMENITIES MAY VARY IN SCOPE AND TYPE.

KEY TO HATCH PATTERNS

DESCRIPTION	AREA
PROJECT SITE	195.50 ACRES
FDEP/CORPS JOINT JURISDICTION	
* WETLANDS	58.12 ACRES
* PROPOSED IMPACT	4.50 ACRES
* WET DITCHES	4.08 ACRES
PROPOSED DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.21 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
SUBMERGED AQUATIC VEGETATION	
TIDAL MARSH	

DETAIL SITE PLAN A PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

APPLICANT: BANE FAMILY PPP, LLC

PURPOSE: RES. SUBMISSION

DATUM: NGVD, 1929

COUNTY: E

IN: 535, T45, R13W

STATE: F

HSCALE: 1" = 200'

DATE: 12

VSCALE: N/A

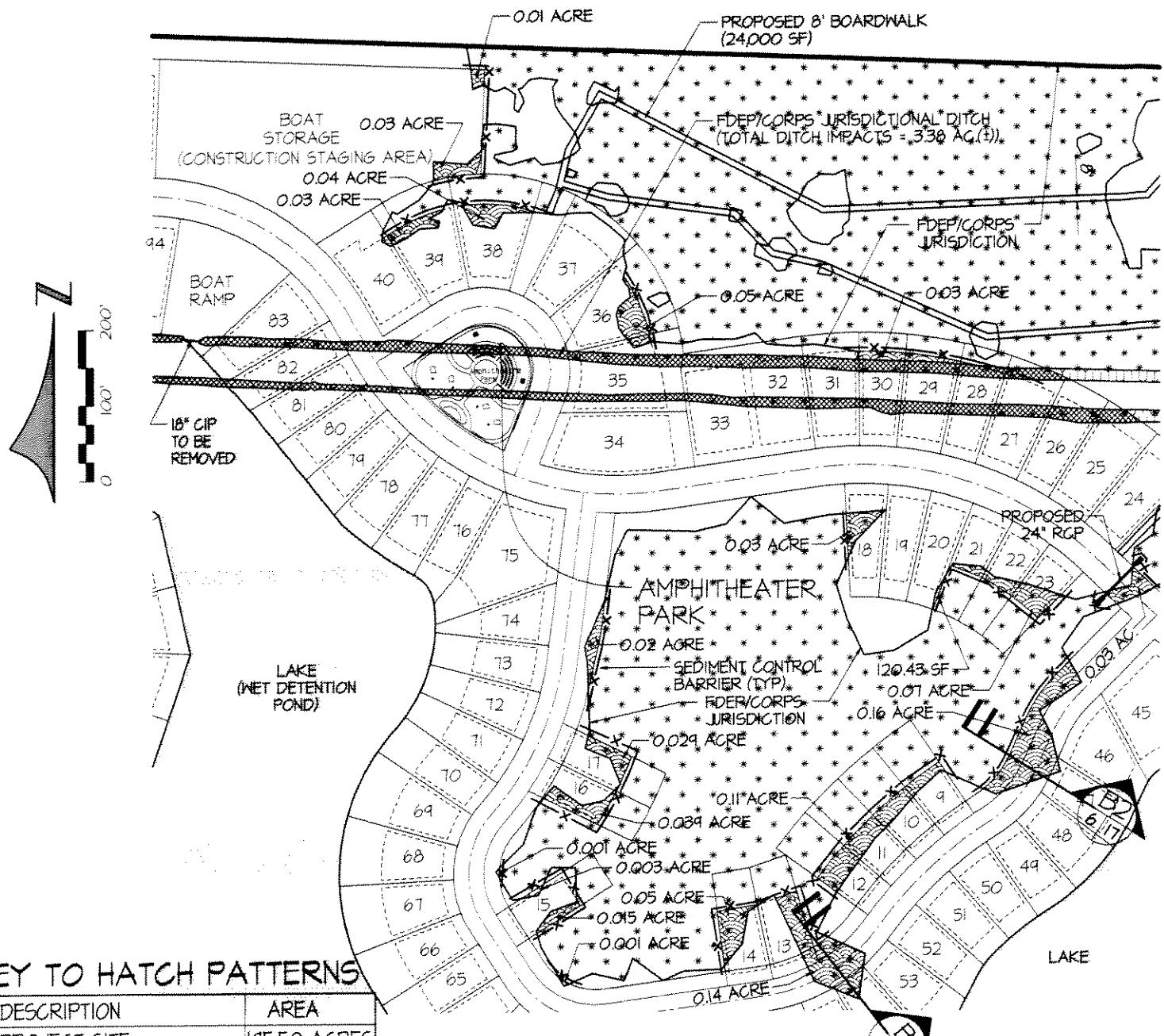
EXHIBIT: 5

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)

Sheet 5 of 24

December 18, 2008

AGENCY USE



KEY TO HATCH PATTERNS

DESCRIPTION	AREA
PROJECT SITE	195.50 ACRES
FDEP/CORPS JOINT JURISDICTION	
* WETLANDS	58.12 ACRES
PROPOSED IMPACT	4.50 ACRES
* WET DITCHES	4.08 ACRES
PROPOSED DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.21 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
✓ SUBMERGED AQUATIC VEGETATION	

LEGEND

BUILDING SETBACK LINE
(LIMITS OF BUILDABLE AREA)

SEDIMENT CONTROL BARRIER

NOTE:

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DETAIL SITE PLAN B PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

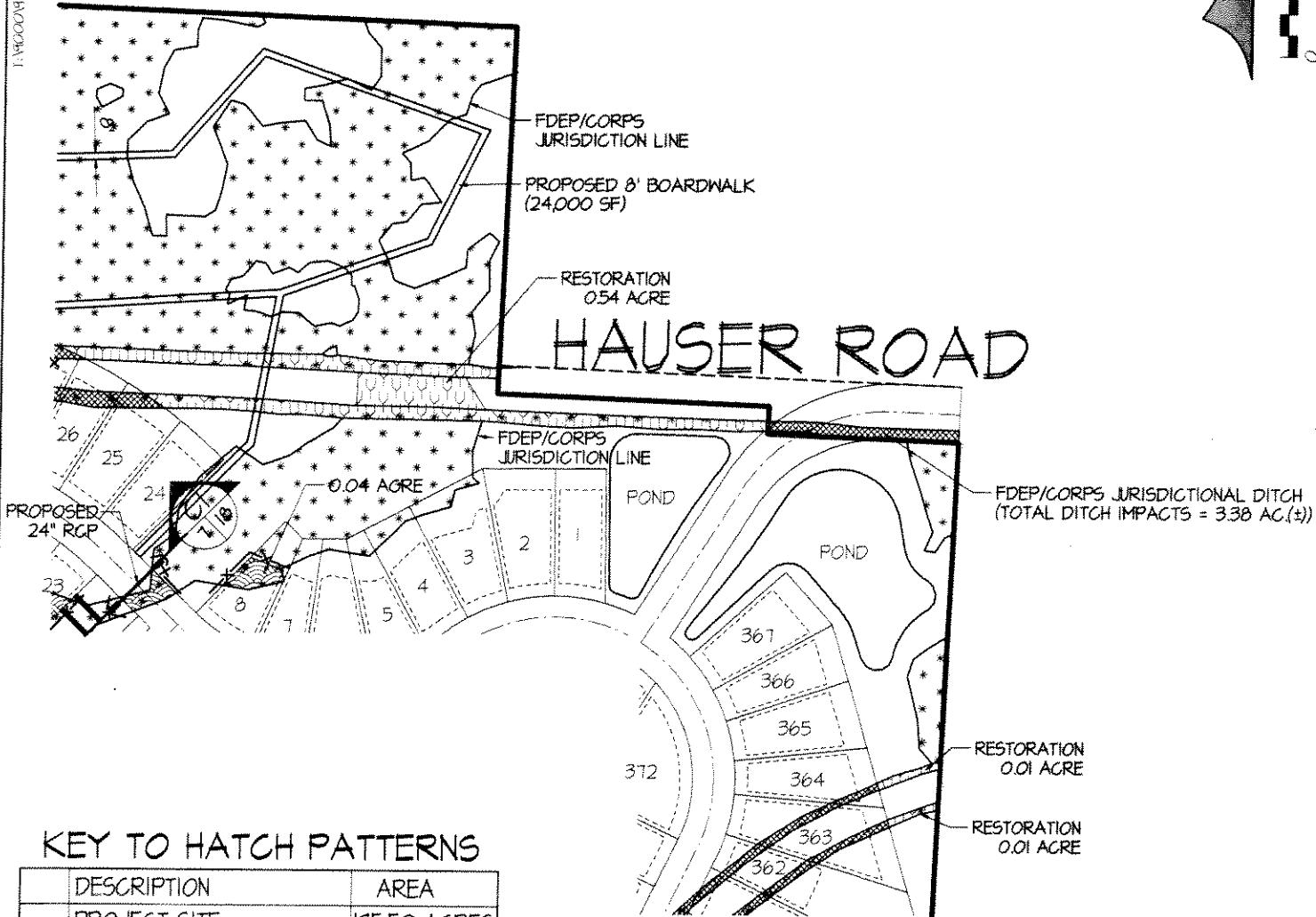
APPLICANT: **BANE FAMILY PPP, LLC**
PURPOSE: **RES. SUBDIVISION**

DATUM: **NGVD, 1929**
IN: **S35, T46, R13W**
HSCALE: **1" = 200'**
VSCALE: **N/A**

COUNTY: **E**
STATE: **F**
DATE: **1**
EXHIBIT: **6**

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 6 of 24
December 18, 2008

AGENCY USE



KEY TO HATCH PATTERNS

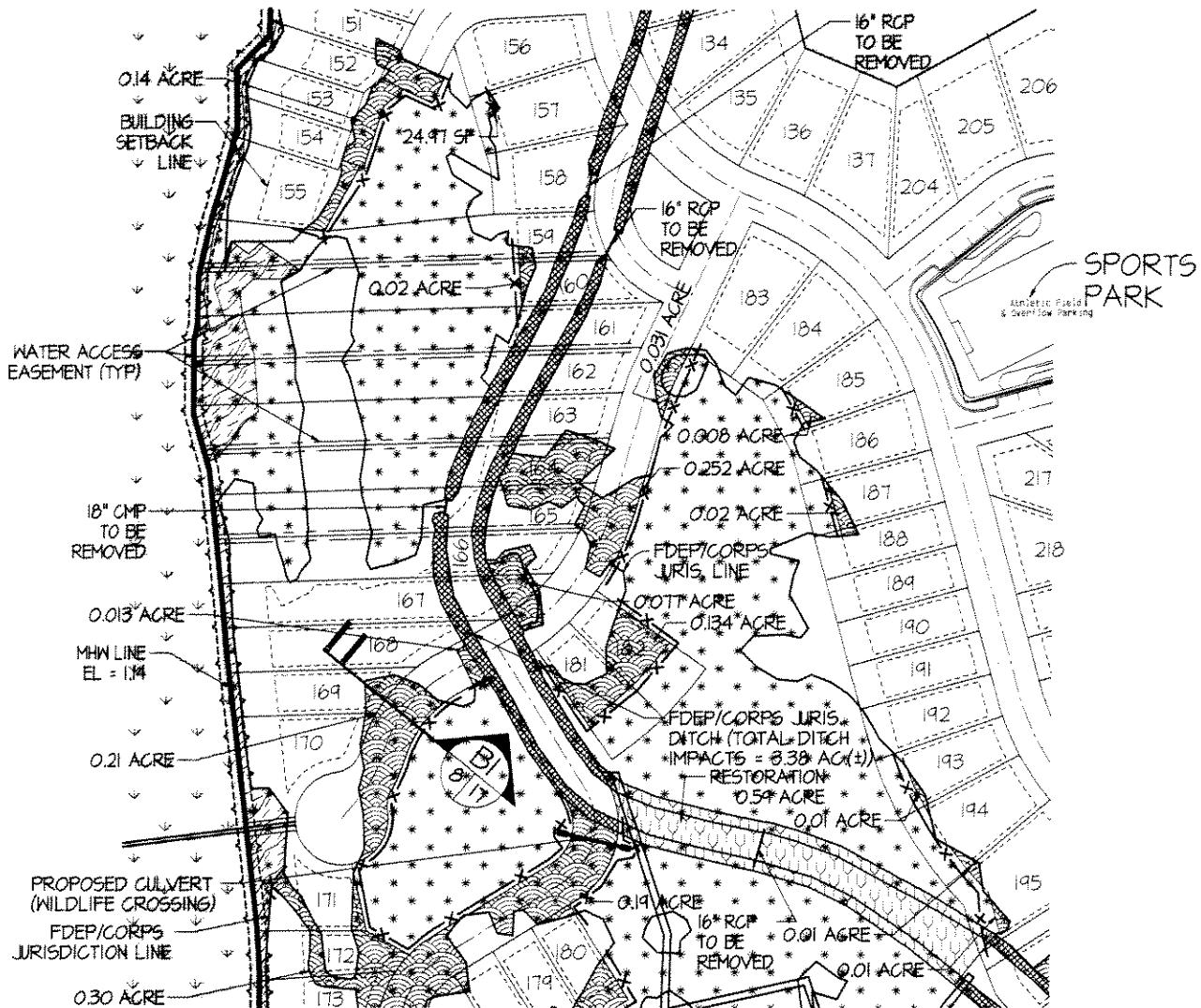
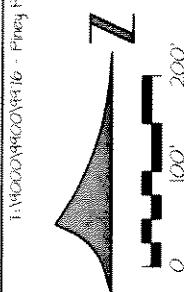
DESCRIPTION	AREA
PROJECT SITE	195.50 ACRES
FDEP/CORPS JOINT JURISDICTION	
* WETLANDS	58.12 ACRES
PROPOSED IMPACT	4.50 ACRES
* WET DITCHES	4.08 ACRES
PROPOSED DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.27 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
SUBMERGED AQUATIC VEGETATION	

LEGEND

- BUILDING SETBACK LINE (LIMITS OF BUILDABLE AREA)
- SEDIMENT CONTROL BARRIER

NOTE:
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DETAIL SITE PLAN C PINEY POINT		 J. Morgan Hurst FL PE 60813 2008-12-12 SEAL	APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC	
BUCHANAN & HARPER, INC.			PURPOSE: REG. SUBMISSION	SAJ-2007-4017 (IP-GAH)	
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE		DATUM: NGVD, 1929	COUNTY: B	Sheet 7 of 24	
FLORIDA SURVEYING & ENGINEERING COA NO. 2372		IN: S35, T46, R13W	STATE: FL	December 18, 2008	
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401		HSCALE: 1" = 200'	DATE: 12	EXHIBIT: 7	AGENCY USE
		VSCALE: N/A			



KEY TO HATCH PATTERNS

DESCRIPTION	AREA
PROJECT SITE	195.50 ACRES
FDEP/CORPS JOINT JURISDICTION	
* WETLANDS	58.12 ACRES
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PROPOSED DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.27 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
SUBMERGED AQUATIC VEGETATION	
TIDAL MARSH	

LEGEND

- MHW LINE (EL = 1.14)
- BUILDING SETBACK LINE (LIMITS OF BUILDABLE AREA)
- SEDIMENT CONTROL BARRIER

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DETAIL SITE PLAN D PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES. SUBDIVISION

DATUM: NGVD, 1929

COUNTY: E

IN: 535, T45, R13W

STATE: F

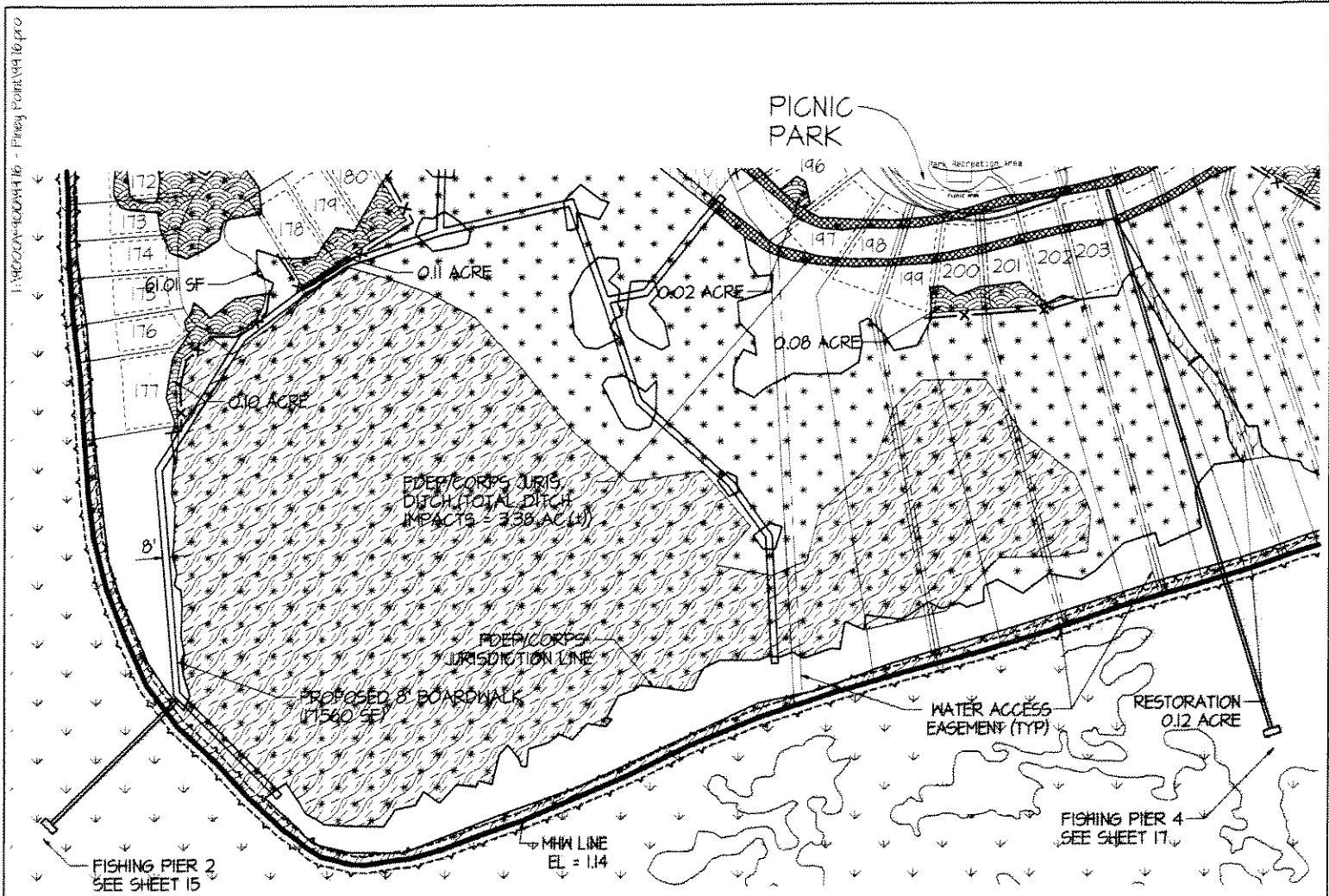
HSCALE: 1" = 200'

DATE:

VSCALE: N/A

EXHIBIT: 8

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 8 of 24
December 18, 2008



LEGEND

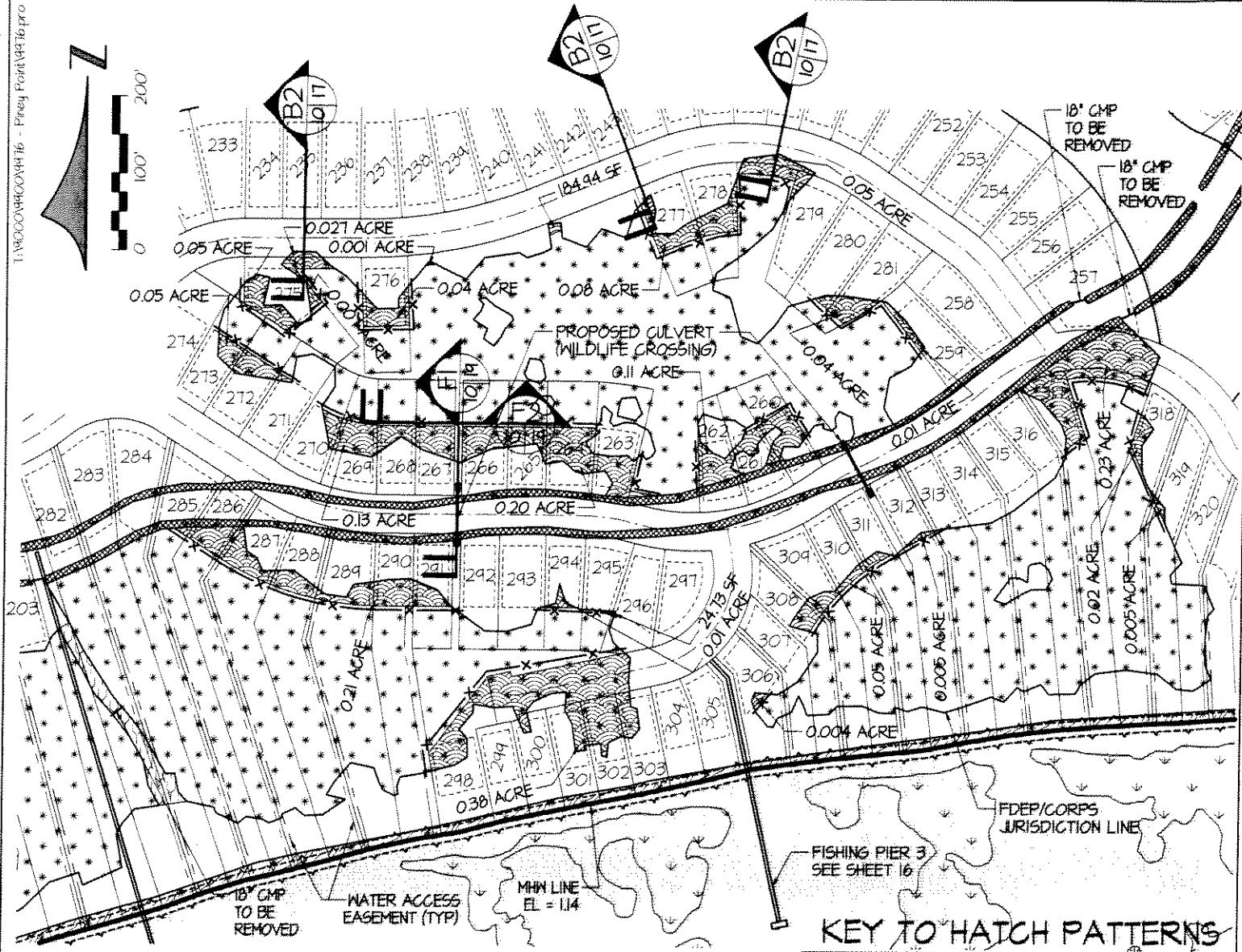
- MHW LINE (EL = 1.14)**: Wavy line
- BUILDING SETBACK LINE (LIMITS OF BUILDABLE AREA)**: Dashed line
- SEDIMENT CONTROL BARRIER**: Line with cross-hatching

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CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
SUBMERGED AQUATIC VEGETATION	
TIDAL MARSH	

DETAIL SITE PLAN E PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC
BUCHANAN & HARPER, INC.	J. Morgan Hurst FL PE 60813 2008-12-12	PURPOSE: RES. SUBDIVISION	SAJ-2007-4017 (IP-GAH)
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE	SEAL	DATUM: NGVD, 1929	Sheet 9 of 24
FLORIDA SURVEYING & ENGINEERING COA NO. 2372		IN: S35, T45, R13W	DATE: December 18, 2008
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401		HSCALE: 1" = 200'	EXHIBIT: 9
		VSCALE: N/A	AGENCY USE



LEGEND



MHW LINE (EL = 1.14)



BUILDING SETBACK LINE (LIMITS OF BUILDABLE AREA)



SEDIMENT CONTROL BARRIER

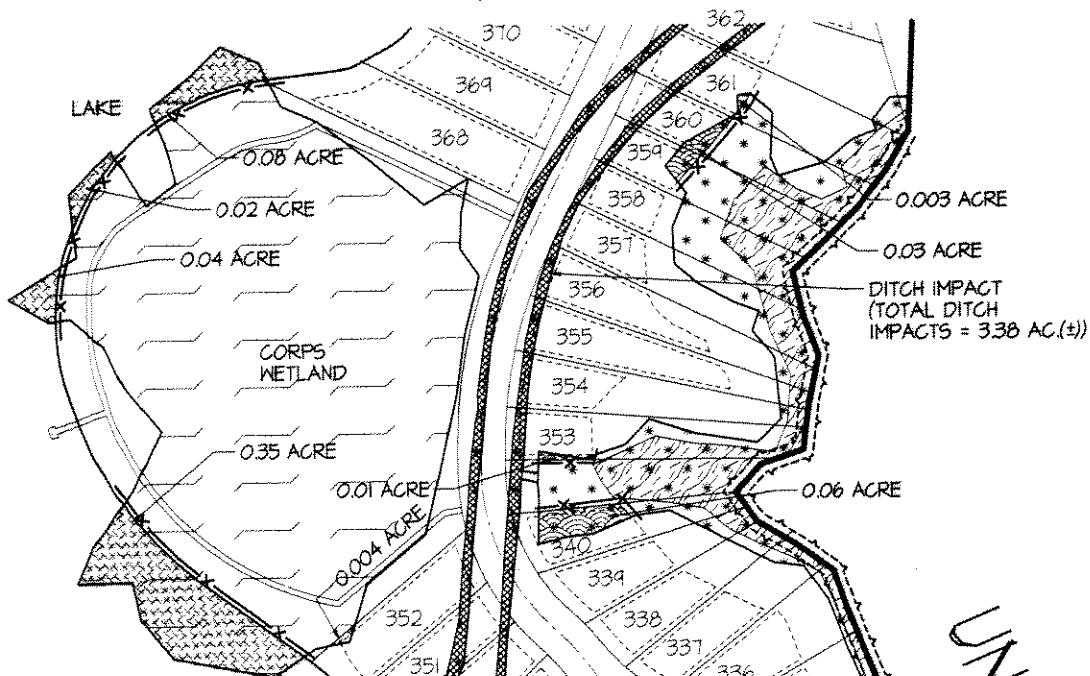
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* WET DITCHES	4.08 ACRES
PROP. DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.21 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
SUBMERGED AQUATIC VEGETATION	
TIDAL MARSH	

DETAIL SITE PLAN F PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC	
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	J. Morgan Hurst FL PE 60813 2008-12-12	PURPOSE: RES. SUBMISSION	Bane Family PPP, LLC SAJ-2007-4017 (IP-GAH) Sheet 10 of 24 December 18, 2008
	SEAL	DATUM: NGVD, 1929 IN: S35, T45, R13W HSCALE: 1" = 200' VSCALE: N/A	COUNTY: B STATE: FL DATE: 12 EXHIBIT: 10
			AGENCY USE

NOTE:
AMENITIES SHOWN HEREON ARE CONCEPTUAL IN NATURE.
CONSTRUCTED AMENITIES MAY VARY IN SCOPE AND TYPE.

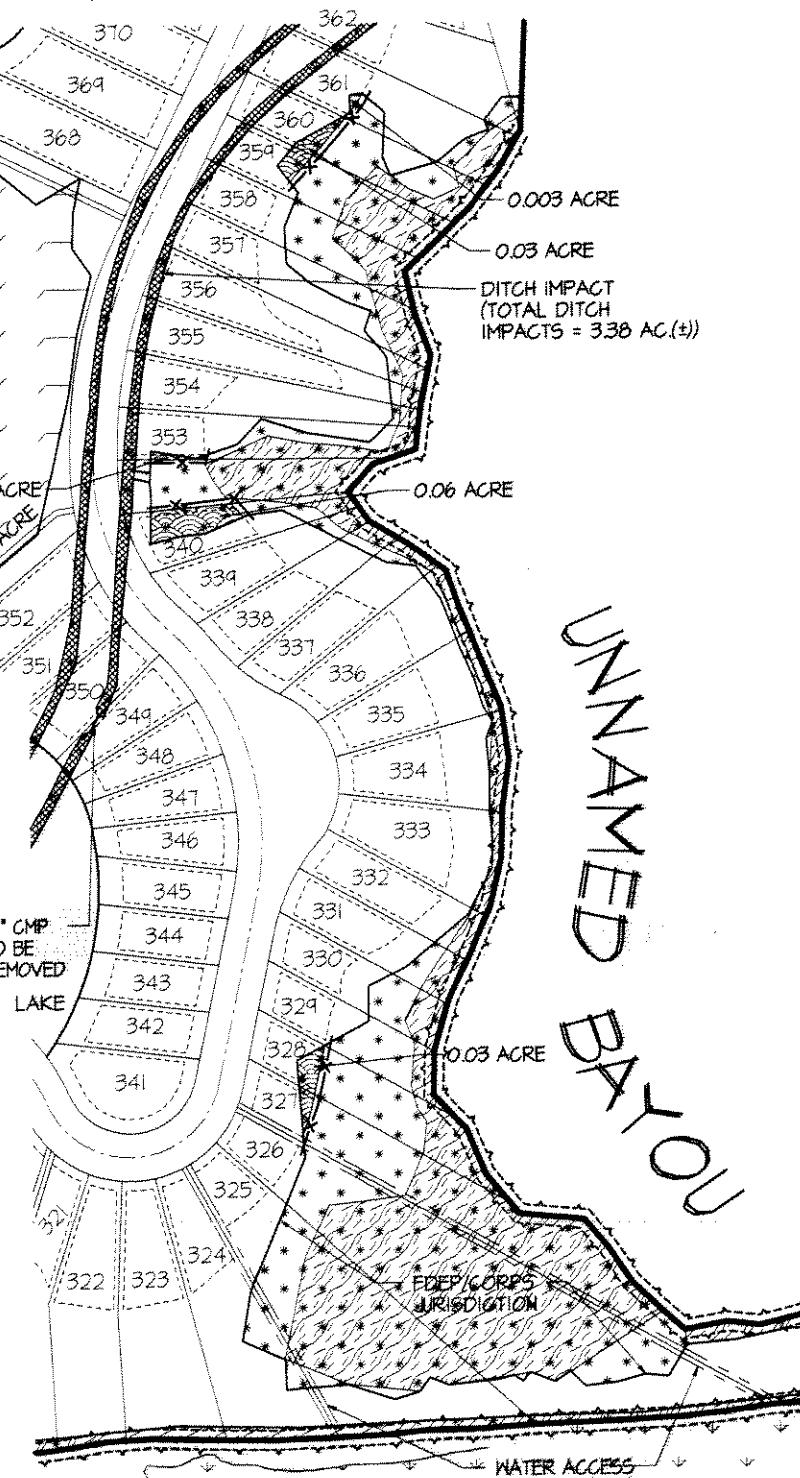


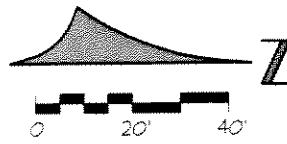
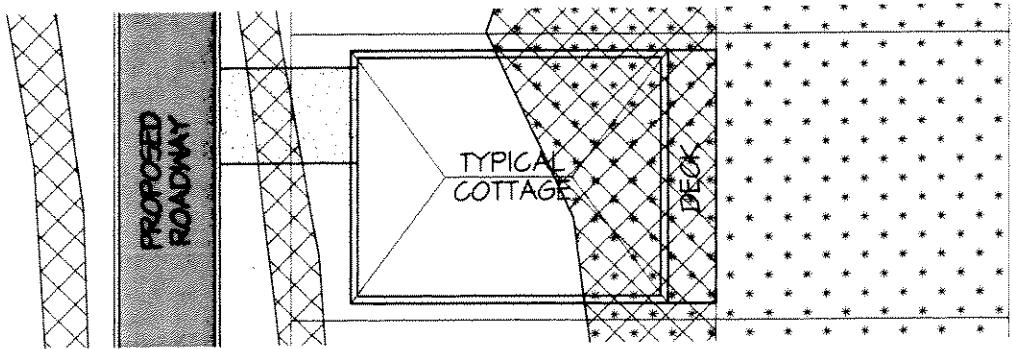
LEGEND

- MHW LINE (EL = 1.14)
- BUILDING SETBACK LINE (LIMITS OF BUILDABLE AREA)
- SEDIMENT CONTROL BARRIER

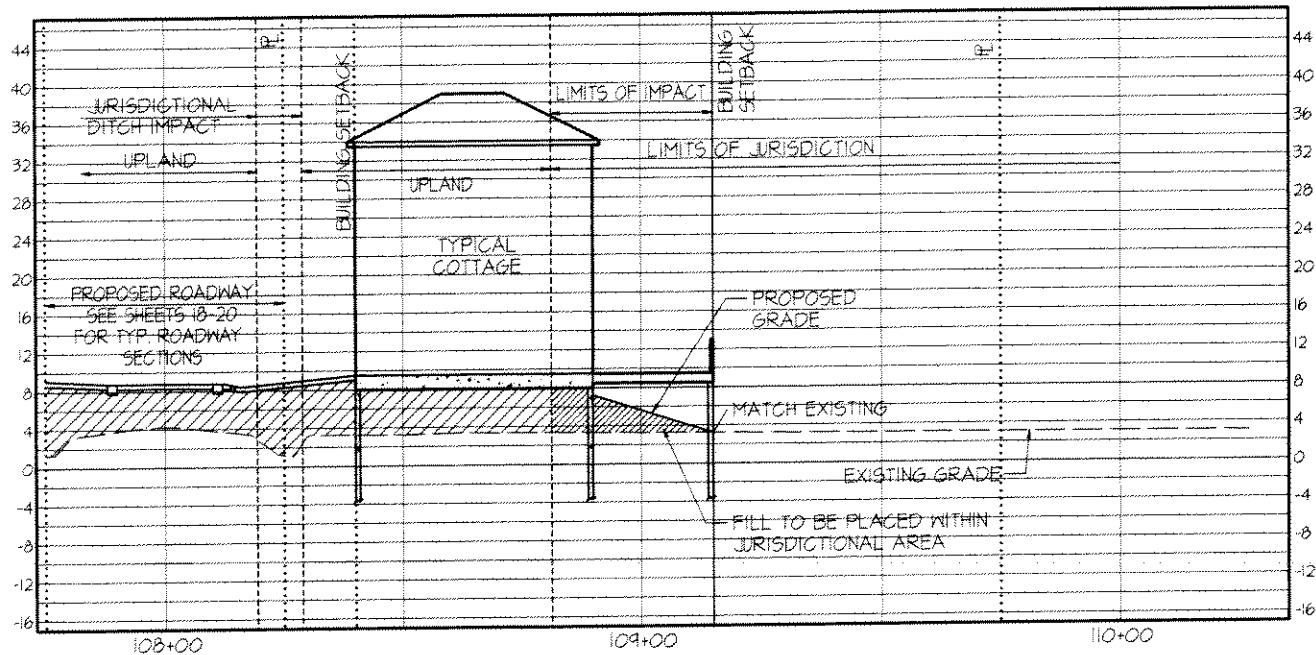
KEY TO HATCH PATTERNS

DESCRIPTION	AREA
PROJECT SITE	195.50 ACRES
FDEP/CORPS JOINT JURISDICTION	
* WETLANDS	58.12 ACRES
* PROPOSED IMPACT	4.50 ACRES
* WET DITCHES	4.08 ACRES
* PROPOSED DITCH IMPACT	3.38 ACRES
PROP. RESTORATION AREA	1.21 ACRES
CORPS ONLY JURISDICTION	
WETLANDS	4.40 ACRES
PROPOSED IMPACT	0.49 ACRES
OTHER	
* SUBMERGED AQUATIC VEGETATION	
TIDAL MARSH	





PLAN VIEW

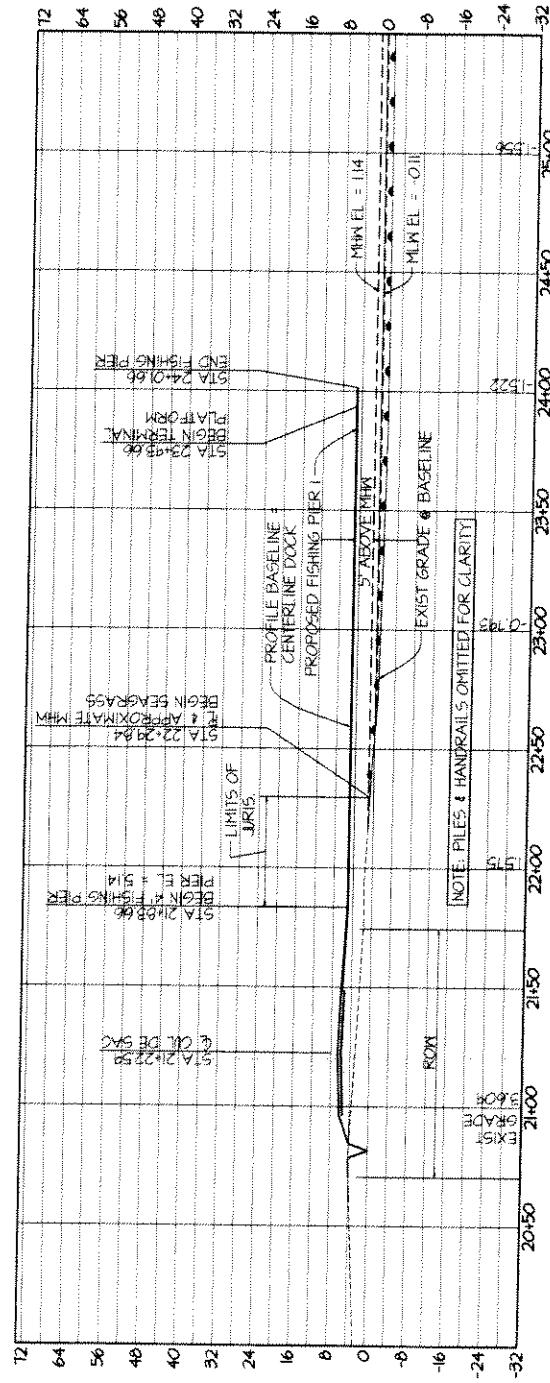
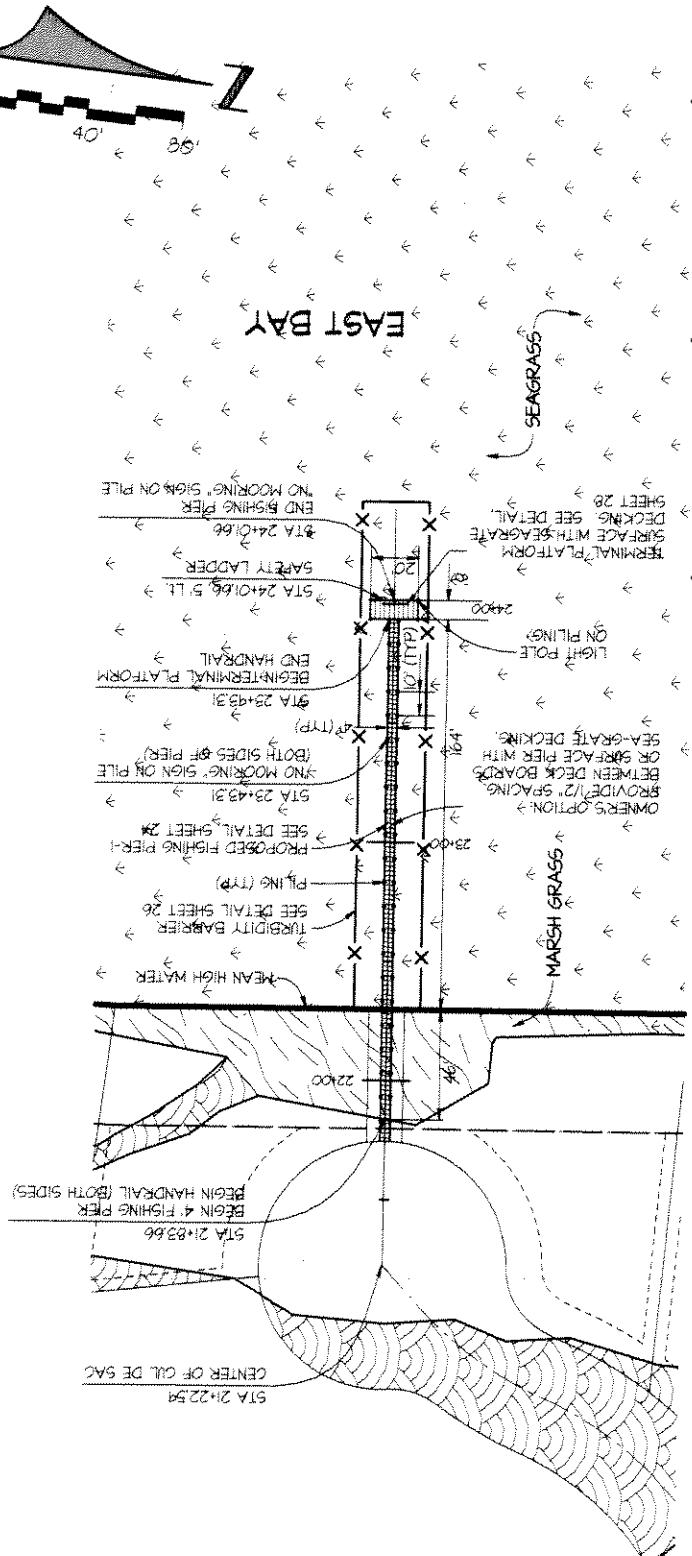


PROFILE VIEW

TYPICAL COTTAGE

NOTE: COTTAGE STYLE SHOWN IS CONCEPTUAL IN NATURE.
ACTUAL BUILDING DESIGN MAY VARY.

TYPICAL LOT SECTION A PINEY POINT		<p>J. Morgan Hurst FL PE 60813 2008-12-12 SEAL</p>	APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC
			PURPOSE: RES. SUBDMSION	SAJ-2007-4017 (IP-GAH)
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	DATUM: NGVD, 1929	COUNTY:	Sheet 12 of 24	
	IN: S35, T46, R13W	STATE:	December 18, 2008	
	HSCALE: 1" = 40'	DATE:		
	VSCALE: 1" = 20'	EXHIBIT:	12	AGENCY USE



FISHING PIER 1 PLAN & PROFILE PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813

254

APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES SUBMISSION

DATUM: NGVD 1929

DATUM NGVD, 1929

IN: S35, T45, R13W

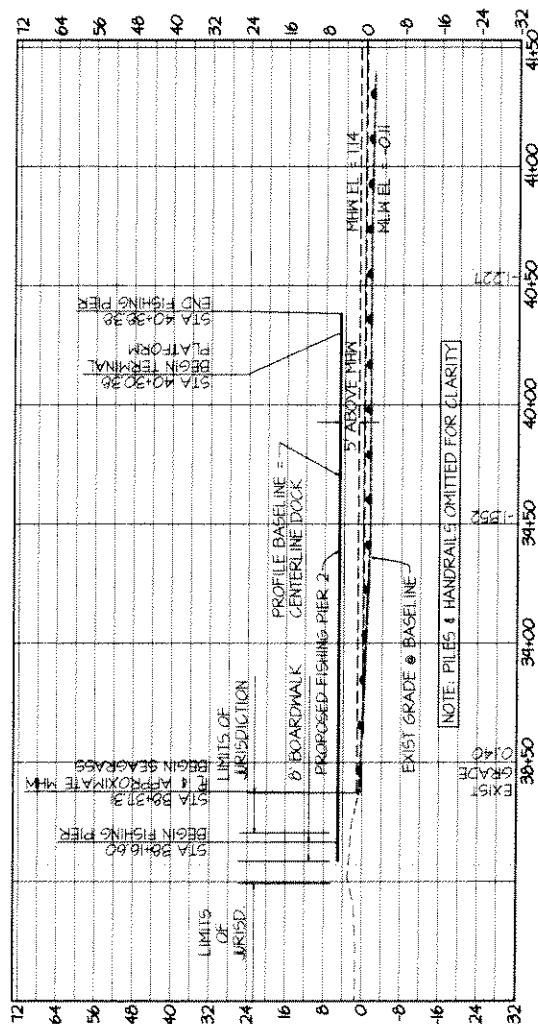
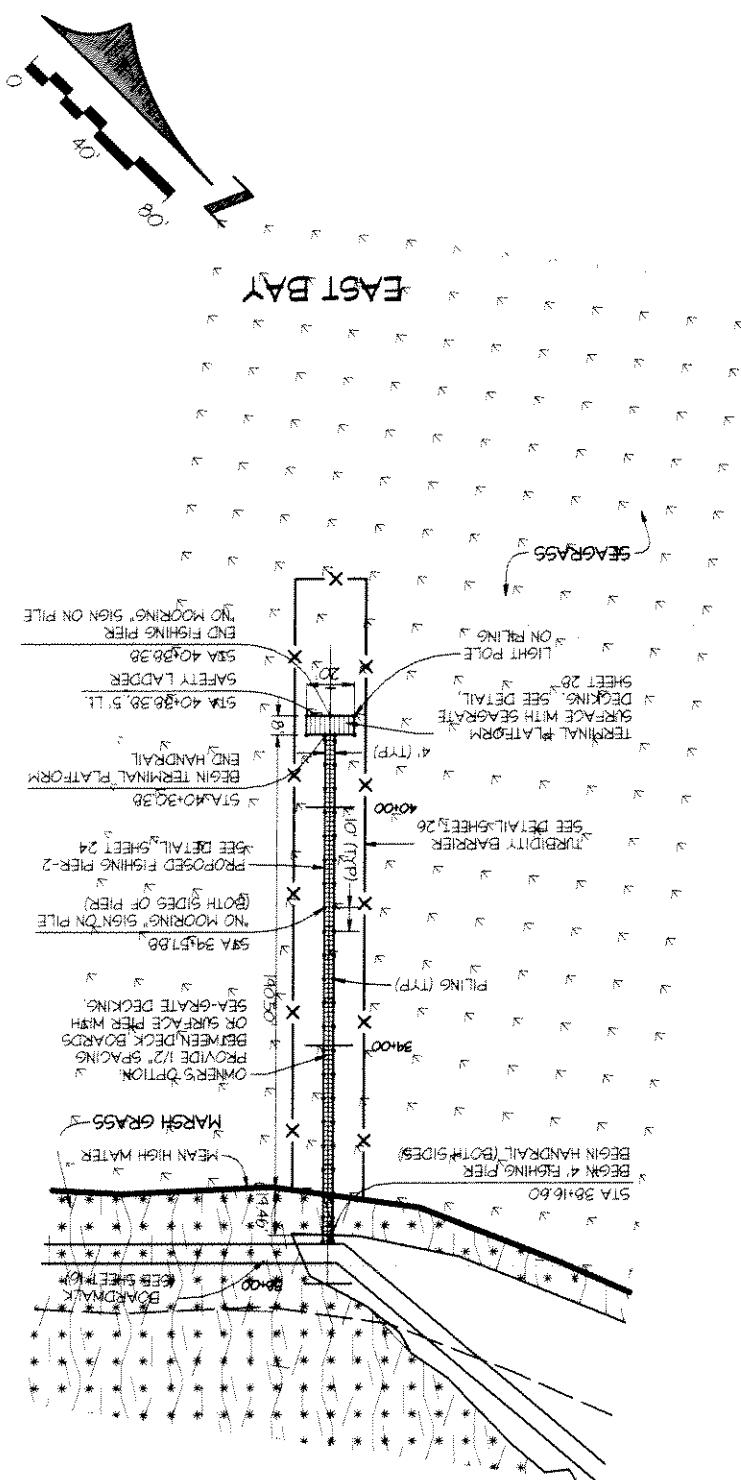
HSCALE: 1° = 80'

VSCALE F. ${}^{\circ} = 40^{\circ}$

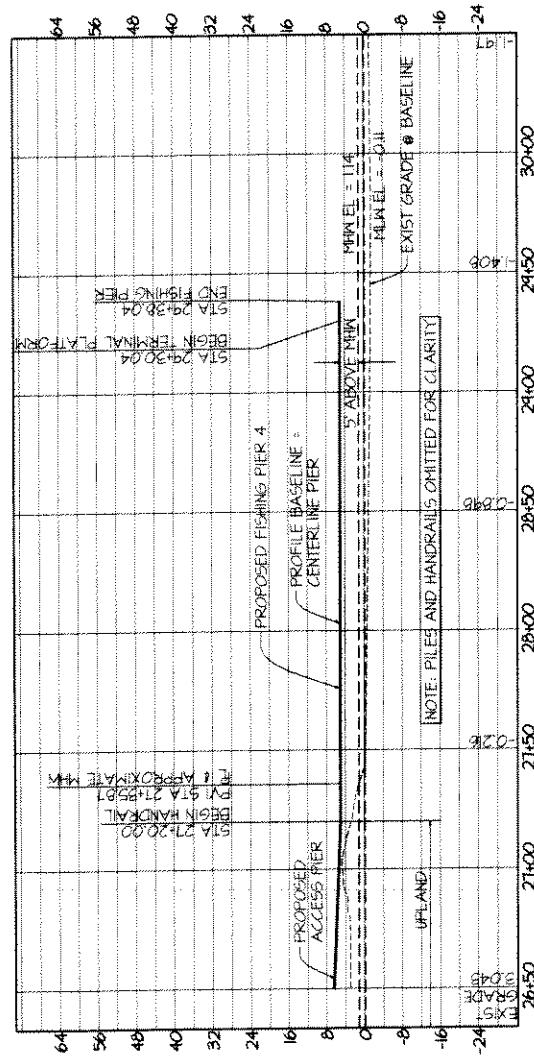
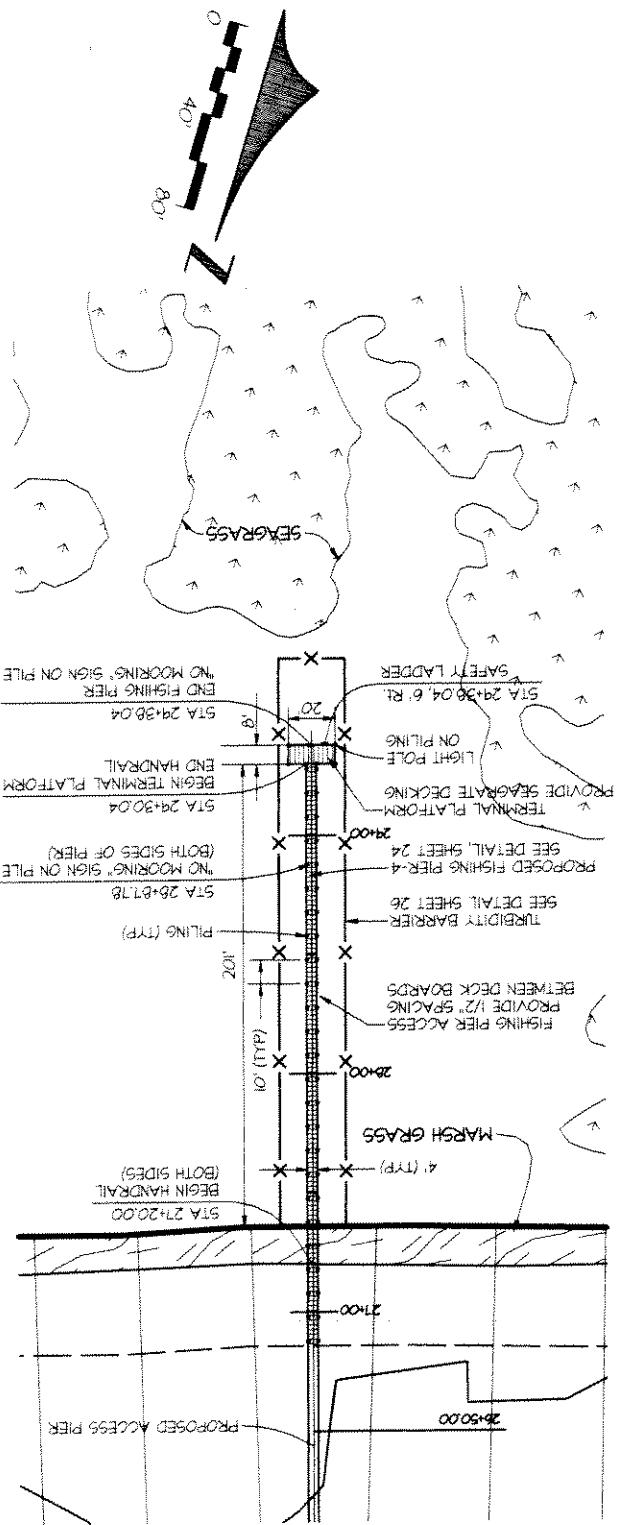
Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)

Sheet 13 of 24

Sheet 13 of 24
December 18, 2008



FISHING PIER 2 PLAN & PROFILE PINEY POINT	 J. Morgan Hurst FL PE 60813 2008-12-12	APPLICANT:	BANE FAMILY PPP, LLC	Bane Family PPP, LLC
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401		PURPOSE:	RES. SUBDIVISION	SAJ-2007-4017 (IP-GAH)
	DATUM:	NGVD, 1929	COUNTY:	1
	IN:	S35, T46, R13W	STATE:	1
	HSCALE:	1" = 80'	DATE:	12/12/2008
	VSCALE:	1" = 40'	EXHIBIT:	14
	SEAL			AGENCY USE



FISHING PIER 4 PLAN & PROFILE PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813
2008-12-12

10

APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES. SUBMISSION

DATUM: NGVD, 1929

IN: 535 T46 R13W STATE:

W. 300, 110, NEW

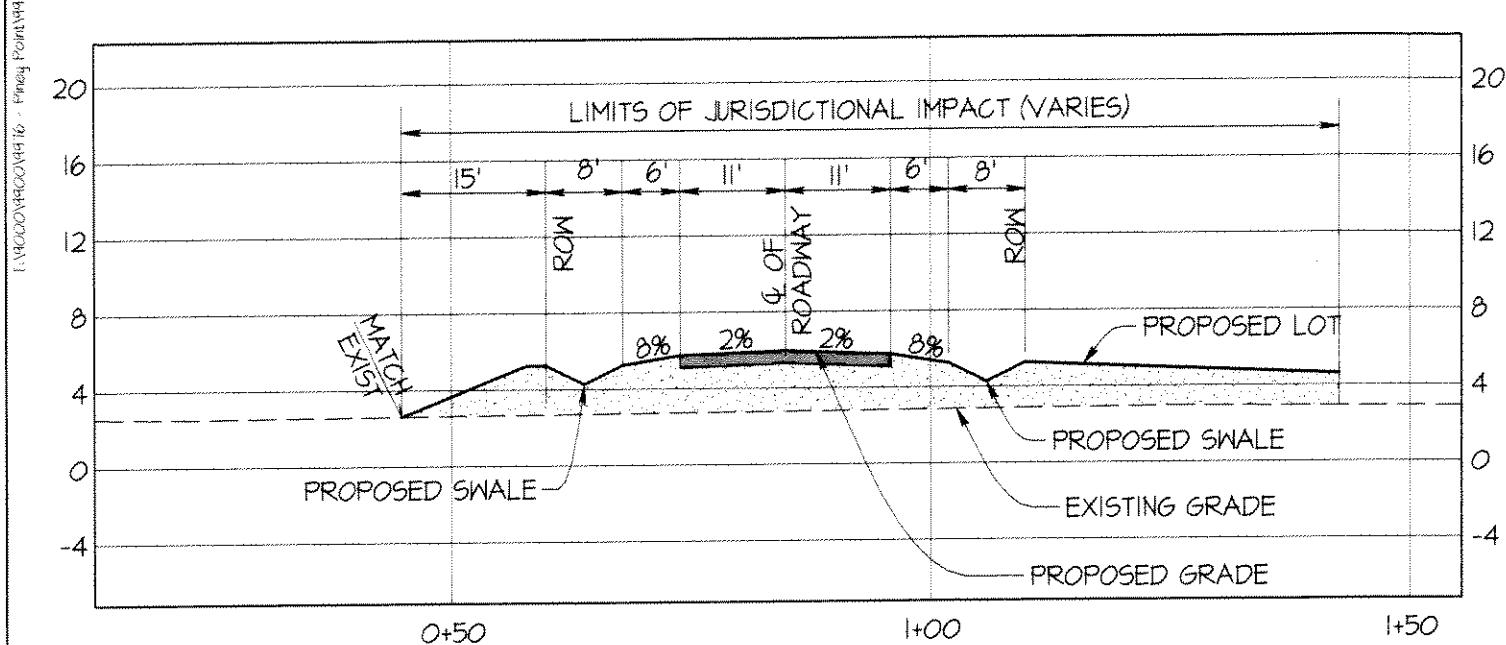
HS/CALE 1 = 2 DATE 10/10/00
HS/CALE 2 = 12 CYLINDR

VSCALE: 1" = 40' EXHIBIT

Digitized by srujanika@gmail.com

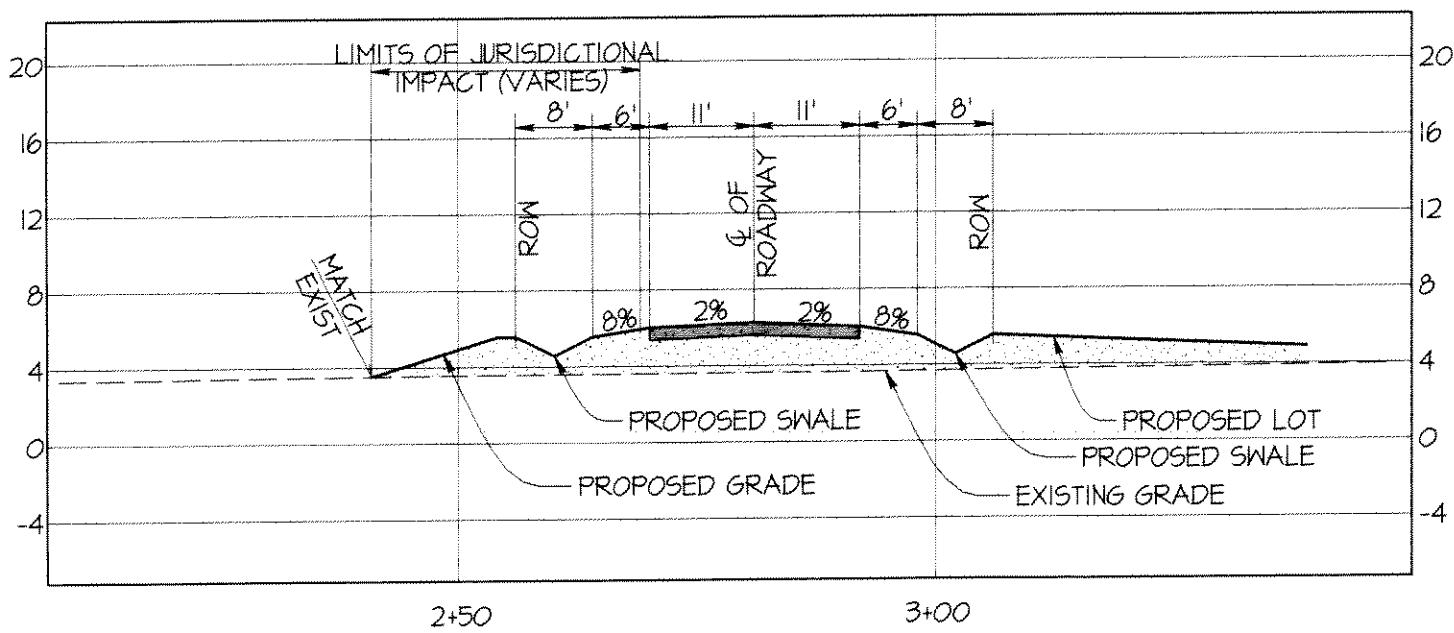
Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 16 of 24
December 18, 2008

AGENCY USE



TYPICAL SECTION

N.T.S.

B1
6, 8, 17

TYPICAL SECTION

N.T.S.

B2
6, 10, 17TYPICAL SECTIONS
PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401

J. Morgan Hurst
FL PE 60813
2008-12-12

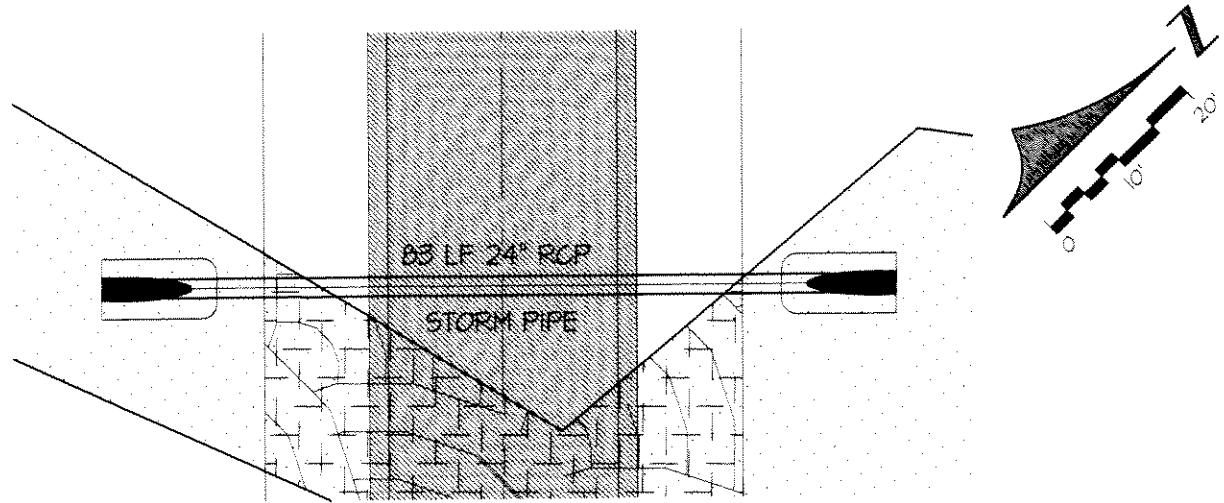
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APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES. SUBMISSION

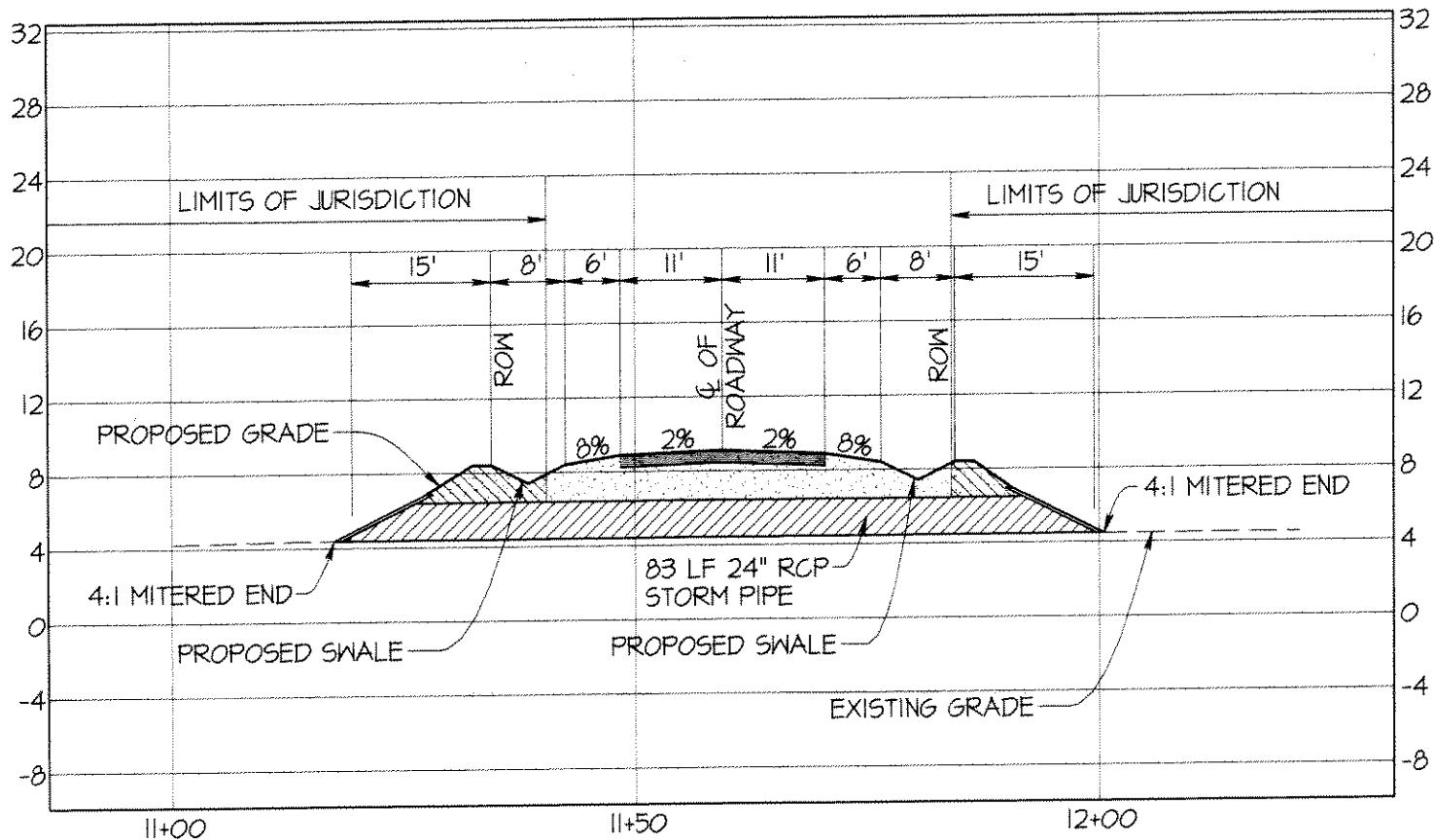
DATUM: NGVD, 1929
IN: S35, T46, R13W
HSCALE: 1" = 20'
VSCALE: 1" = 10'

COUNTY:
STATE:
DATE:
EXHIBIT: 17

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 17 of 24
December 18, 2008

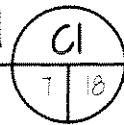


PLAN VIEW



TYPICAL SECTION

N.T.S.



TYPICAL SECTIONS
PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401


J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

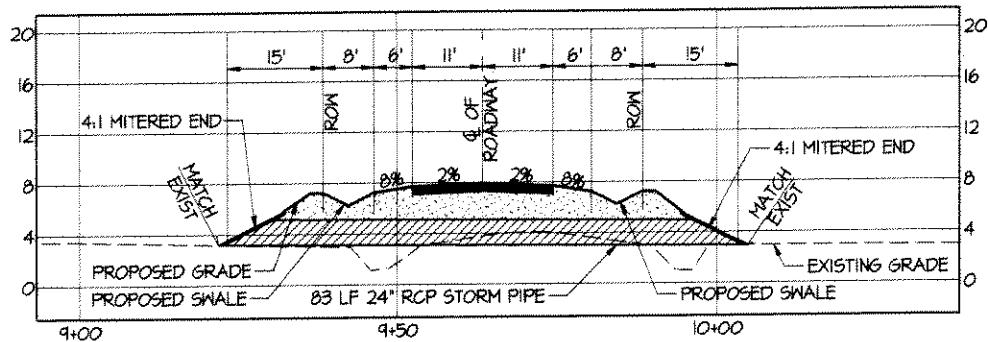
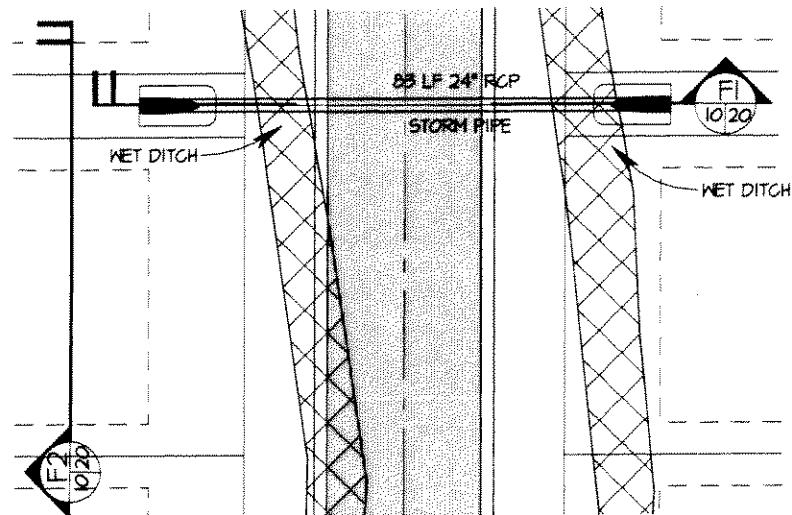
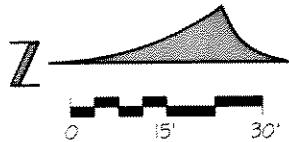
APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: RES. SUBMISSION

DATUM: NGVD, 1929
IN: 535, T46, R13W
HSCALE: 1" = 20'
VSCALE: 1" = 10'

COUNTY: E
STATE: I
DATE: December 18, 2008
EXHIBIT: 18

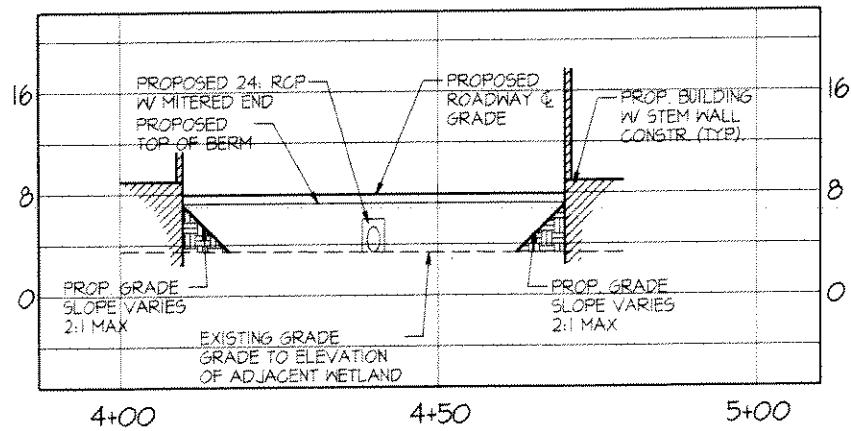
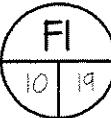
Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 18 of 24
December 18, 2008

AGENCY USE



TYPICAL SECTION

N.T.S.



TYPICAL SECTION

N.T.S.



TYPICAL SECTIONS
PINEY POINT

BUCHANAN & HARPER, INC.
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE
FLORIDA SURVEYING & ENGINEERING COA NO. 2372
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401


J. Morgan Hurst
FL PE 60813
2008-12-12

SEAL

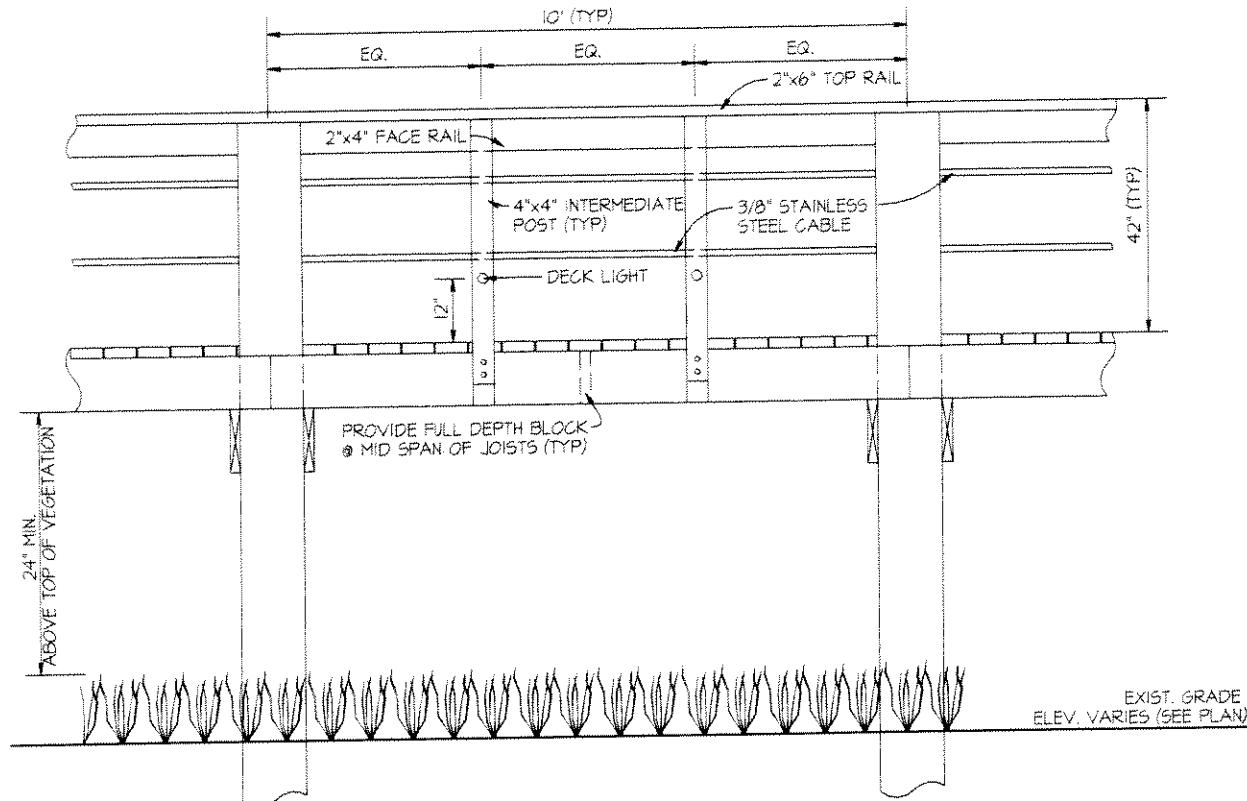
APPLICANT: BANE FAMILY PPP, LLC
PURPOSE: REG. SUBMISSION

DATUM: NGVD, 1929
IN: S35, T46, R13W
HSCALE: 1" = 20'
VSCALE: 1" = 10'

COUNTY:
STATE:
DATE:
EXHIBIT: 19

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 19 of 24
December 18, 2008

AGENCY USE



NOTES:
1. DECK LIGHT -- KICHLER MODEL NO. 5046 DOWNCASTING LIGHT
MOUNTED ON 4"X4" POST, 8" - 12" ABOVE FLOOR ON INSIDE OF
DECKING. FINISH TO BE SELECTED BY OWNER.

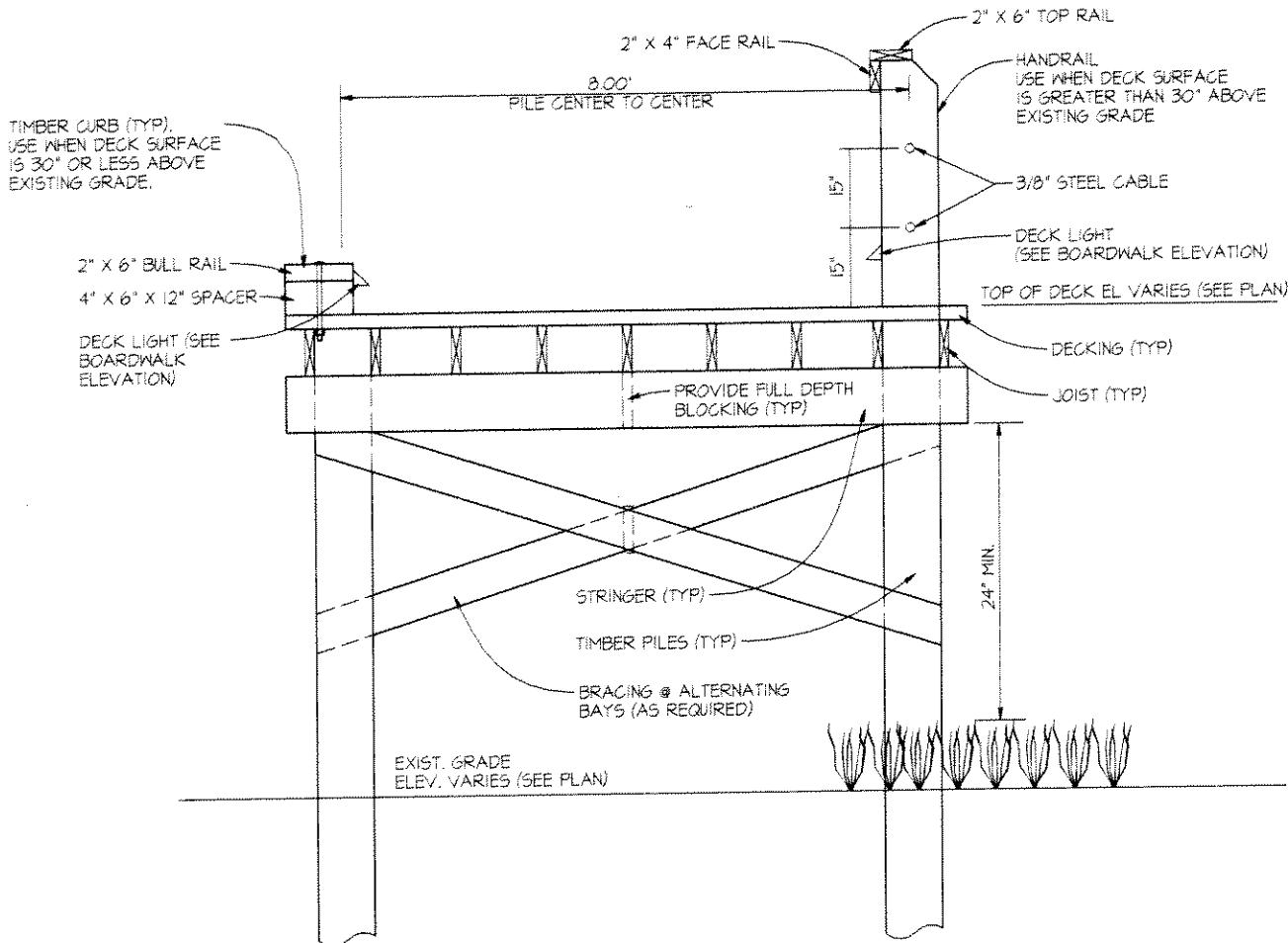
TYPICAL BOARDWALK ELEVATION

N.T.S.

BOARDWALK ELEVATION PINEY POINT	<i>[Signature]</i>	APPLICANT: BANE FAMILY PPP, LLC
J. Morgan Hurst FL PE 60813 2008-12-12		PURPOSE: RES. SUBMISSION
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401		DATUM: NGVD, 1929 IN: S35, T46, R13W HSCALE: N/A VSCALE: N/A
		COUNTY: STATE: DATE: EXHIBIT:
SEAL		20

Bane Family PPP, LLC
SAJ-2007-4017 (IP-GAH)
Sheet 20 of 24
December 18, 2008

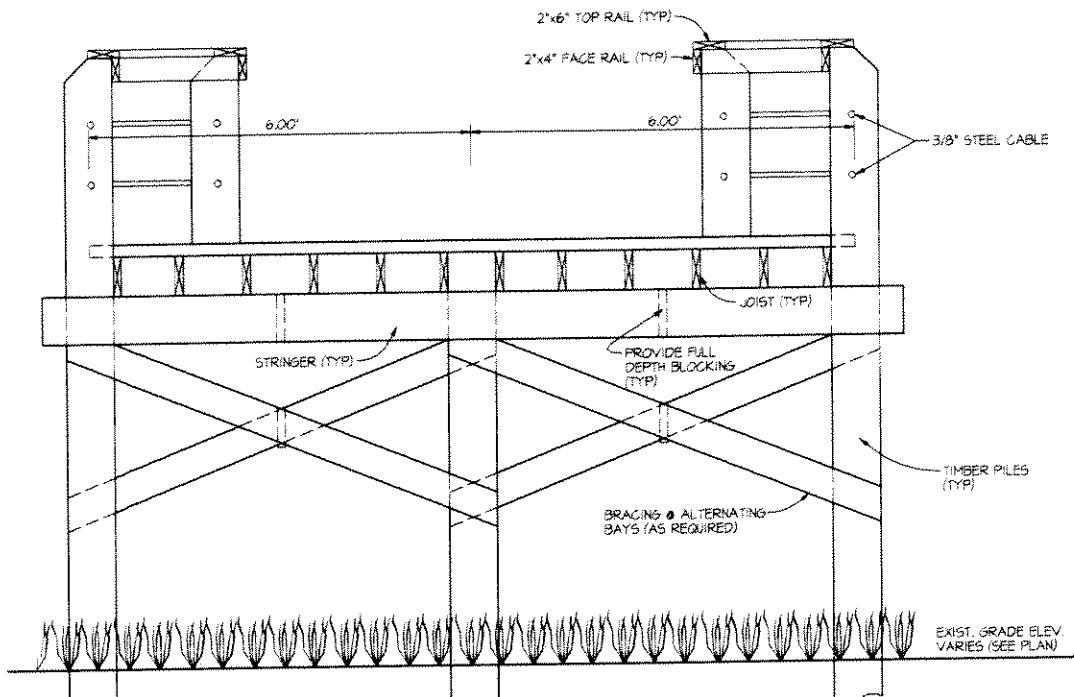
AGENCY USE



TYPICAL BOARDWALK SECTION

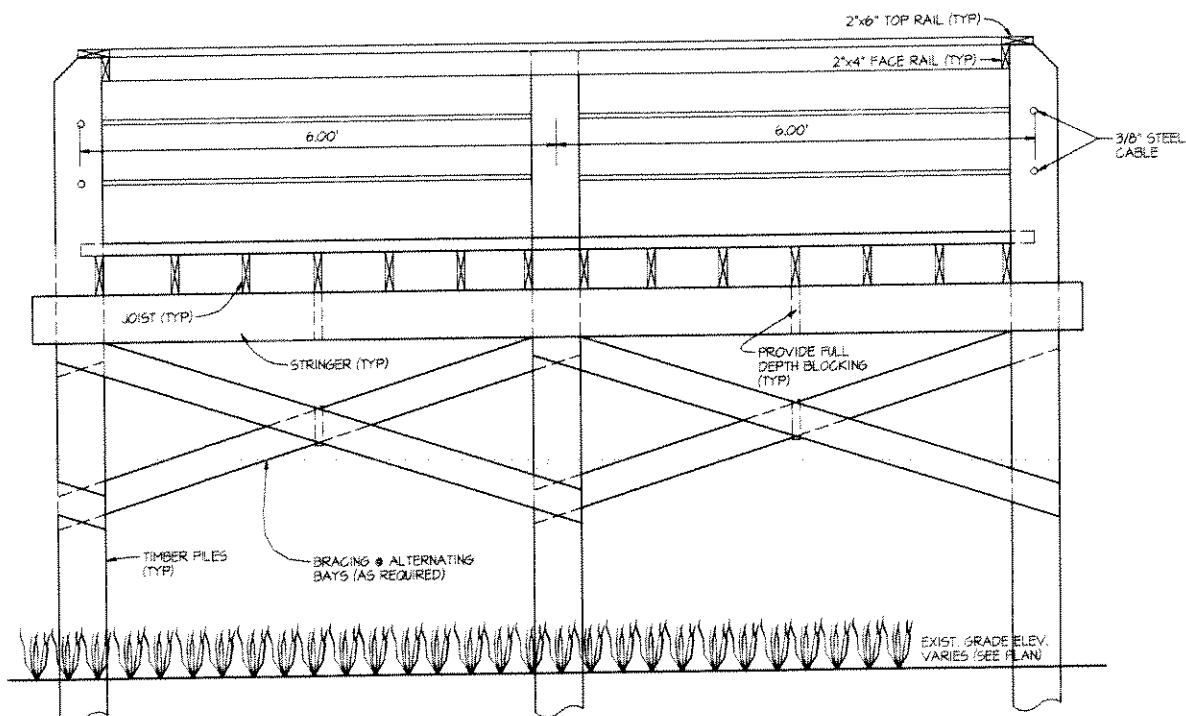
N.T.S.

BOARDWALK SECTION PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC		
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	J. Morgan Hurst FL PE 60813 2008-12-12	PURPOSE: RES. SUBDIVISION	SAJ-2007-4017 (IP-GAH) Sheet 21 of 24 December 18, 2008		
SEAL	DATUM: NGVD, 1929 IN: 535, T45, R13W HSCALE: N/A VSCALE: N/A	COUNTY: STATE: DATE: EXHIBIT:	12/12/2008	21	AGENCY USE



TYPICAL SECTION OF BOARDWALK TURNAROUND AREA

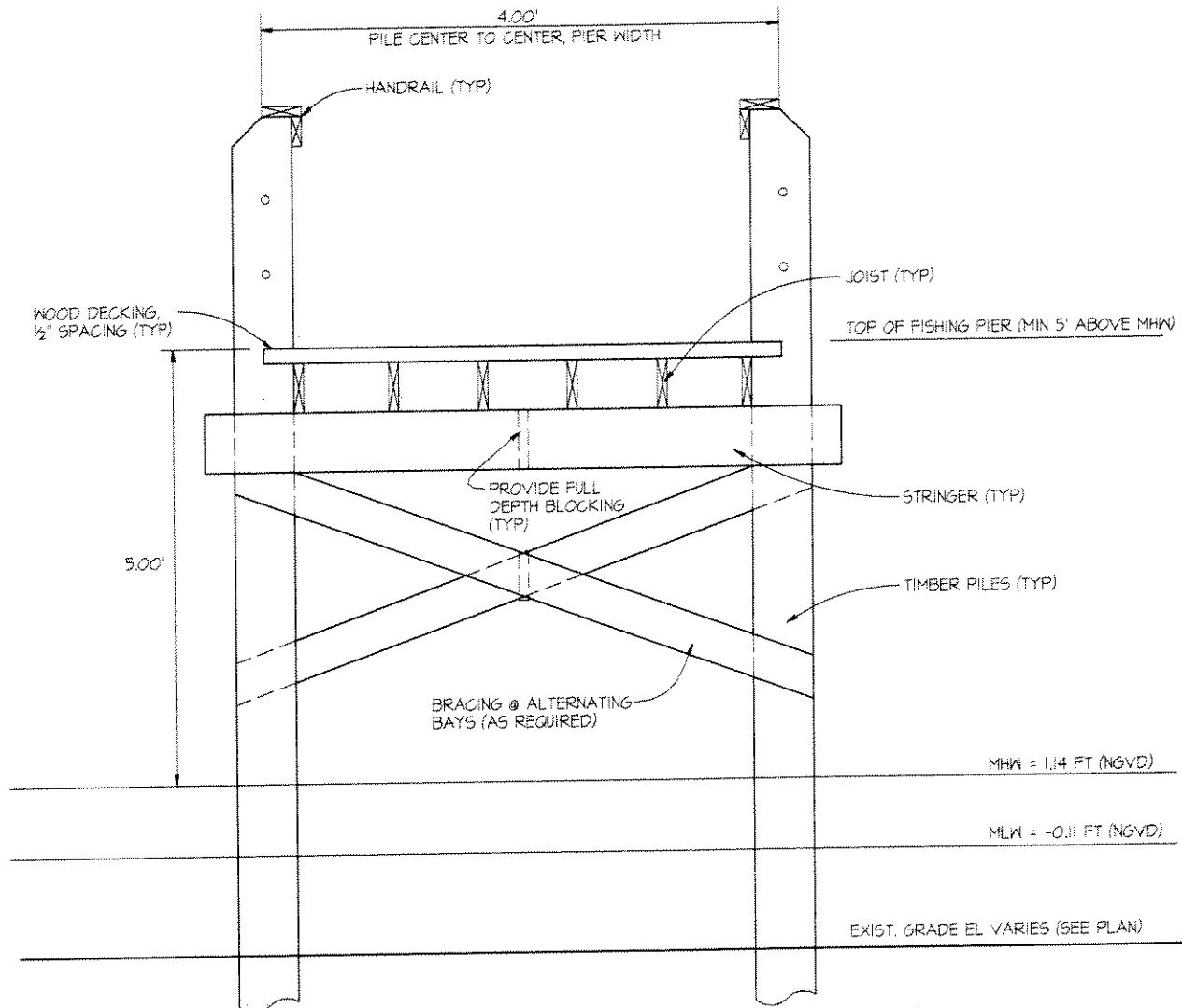
N.T.S.



TYPICAL ELEVATION OF BOARDWALK TURNAROUND AREA

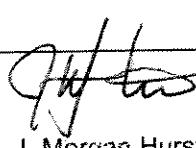
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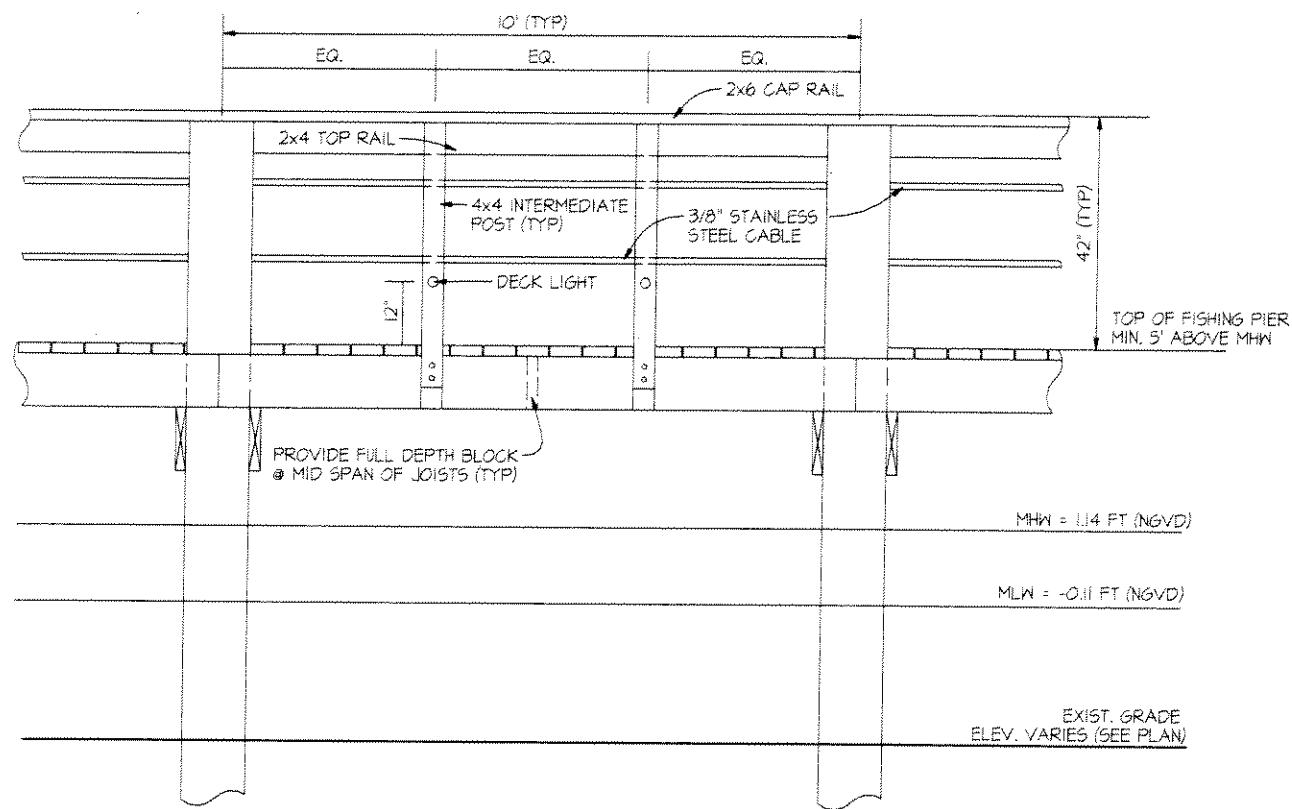
BOARDWALK TURNAROUND AREA PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC
BUCHANAN & HARPER, INC.	J. Morgan Hurst	PURPOSE: RES. SUBMISSION	SAJ-2007-4017 (IP-GAH)
ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE	FL PE 60813	DATUM: NGVD, 1929	Sheet 22 of 24
FLORIDA SURVEYING & ENGINEERING COA NO. 2372	2008-12-12	IN: S35, T45, R13W	December 18, 2008
735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	SEAL	HSCALE: N/A	DATE: 12/12/2008
		VSCALE: N/A	EXHIBIT: 22



FISHING PIER SECTION

N.T.S.

FISHING PIER SECTION PINEY POINT		 J. Morgan Hurst FL PE 60813 2008-12-12 SEAL		APPLICANT: BANE FAMILY PPP, LLC	Bane Family PPP, LLC	
				PURPOSE: RES. SUBDIVISION	SAJ-2007-4017 (IP-GAH)	
		DATUM: NGVD, 1929	COUNTY: BA			Sheet 23 of 24
		IN: S35, T46, R13W	STATE: FL			December 18, 2008
		HSCALE: N/A	DATE: 12/12/2008			
		VSCALE: N/A	EXHIBIT: 23			AGENCY USE
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401						



NOTES:
 I. DECK LIGHT -- KICHLER MODEL NO. 15046 DOWNCASTING LIGHT
 MOUNTED ON 4"X4" POST, 8" - 12" ABOVE FLOOR ON INSIDE OF
 DECKING. FINISH TO BE SELECTED BY OWNER.

TYPICAL FISHING PIER ELEVATION

N.T.S.

FISHING PIER ELEVATION PINEY POINT		APPLICANT: BANE FAMILY PPP, LLC PURPOSE: RES. SUBMISSION	Bane Family PPP, LLC SAJ-2007-4017 (IP-GAH) Sheet 24 of 24
BUCHANAN & HARPER, INC. ENGINEERING ~ SURVEYING ~ LANDSCAPE ARCHITECTURE FLORIDA SURVEYING & ENGINEERING COA NO. 2372 735 WEST 11TH STREET ~ PANAMA CITY, FL 32401	J. Morgan Hurst FL PE 60813 2008-12-12 SEAL	DATUM: NGVD, 1929 IN: S35, T46, R13W HSCALE: N/A VSCALE: N/A	COUNTY: BAY STATE: FLOR DATE: 12/12/2008 EXHIBIT: 24